



ALAMEDA MARINA BCDC DRB

September 17, 2018
(version 2)



Waterlife Park Perspective



Maritime & Commercial Core - Perspective of Dockyard



Schiller Street Maritime Commercial Core Entrance Perspective



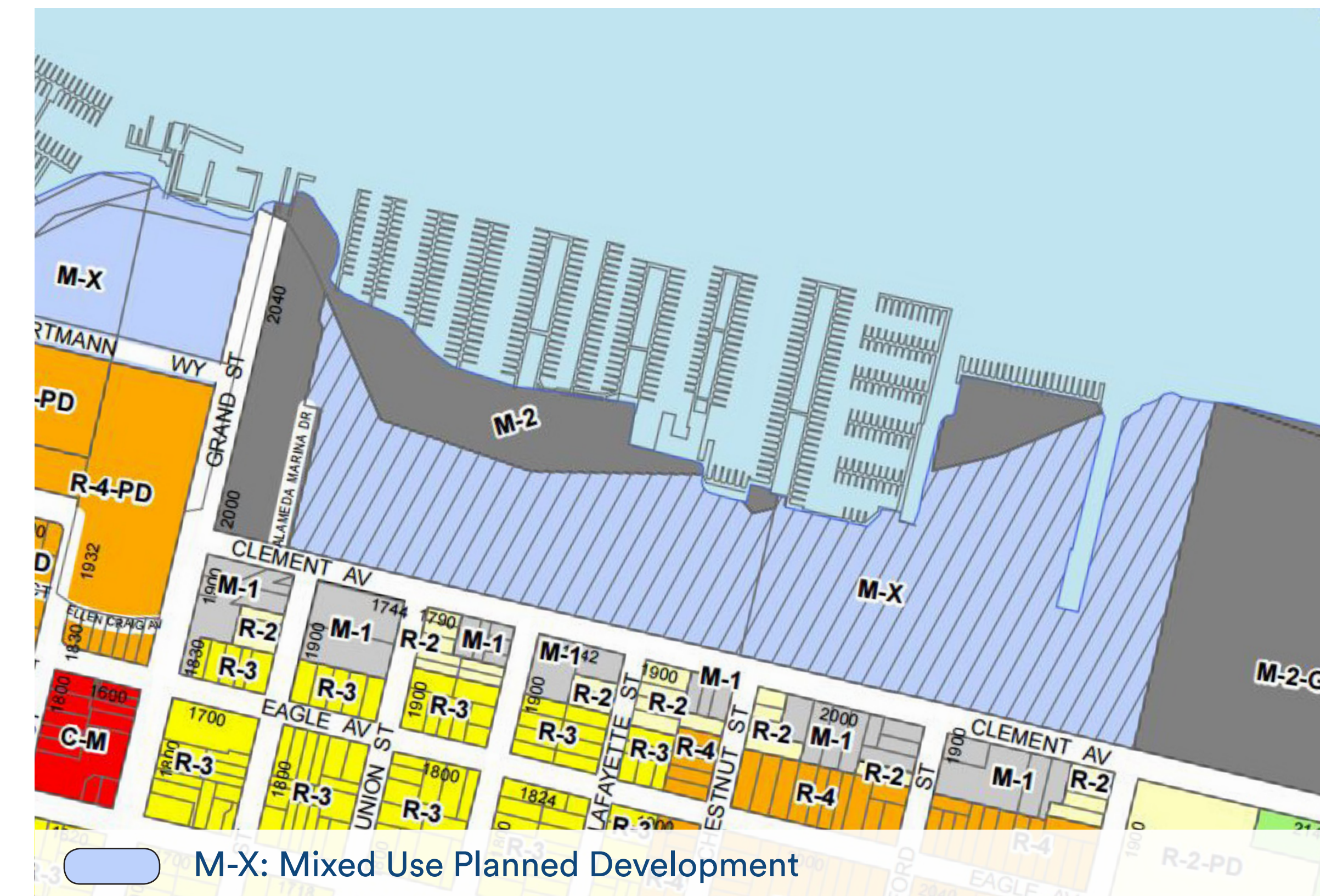
Birdseye View Looking East at Marina and Dry Boat Storage



View of Pedestrian Connection to Waterlife Park from Clement Ave



View of Wharf Promenade from Maritime & Commercial Core

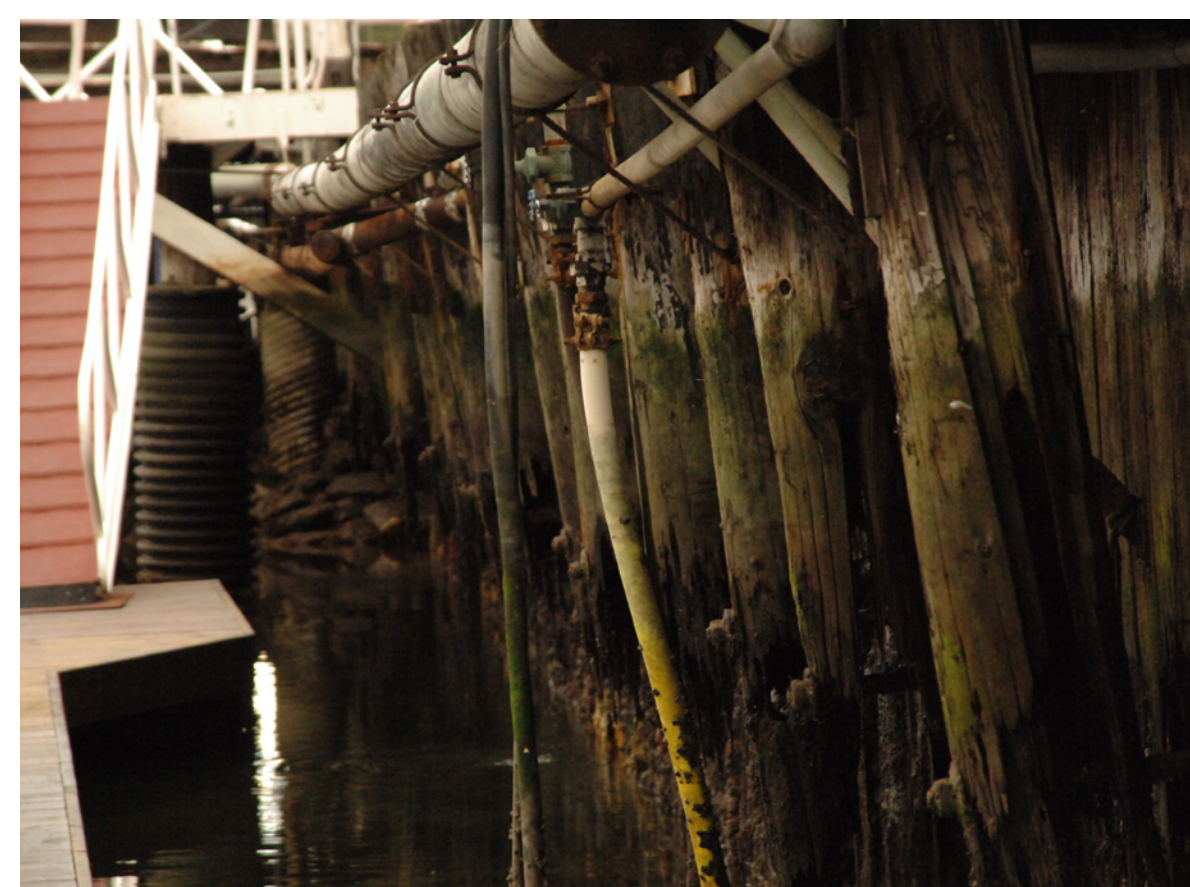
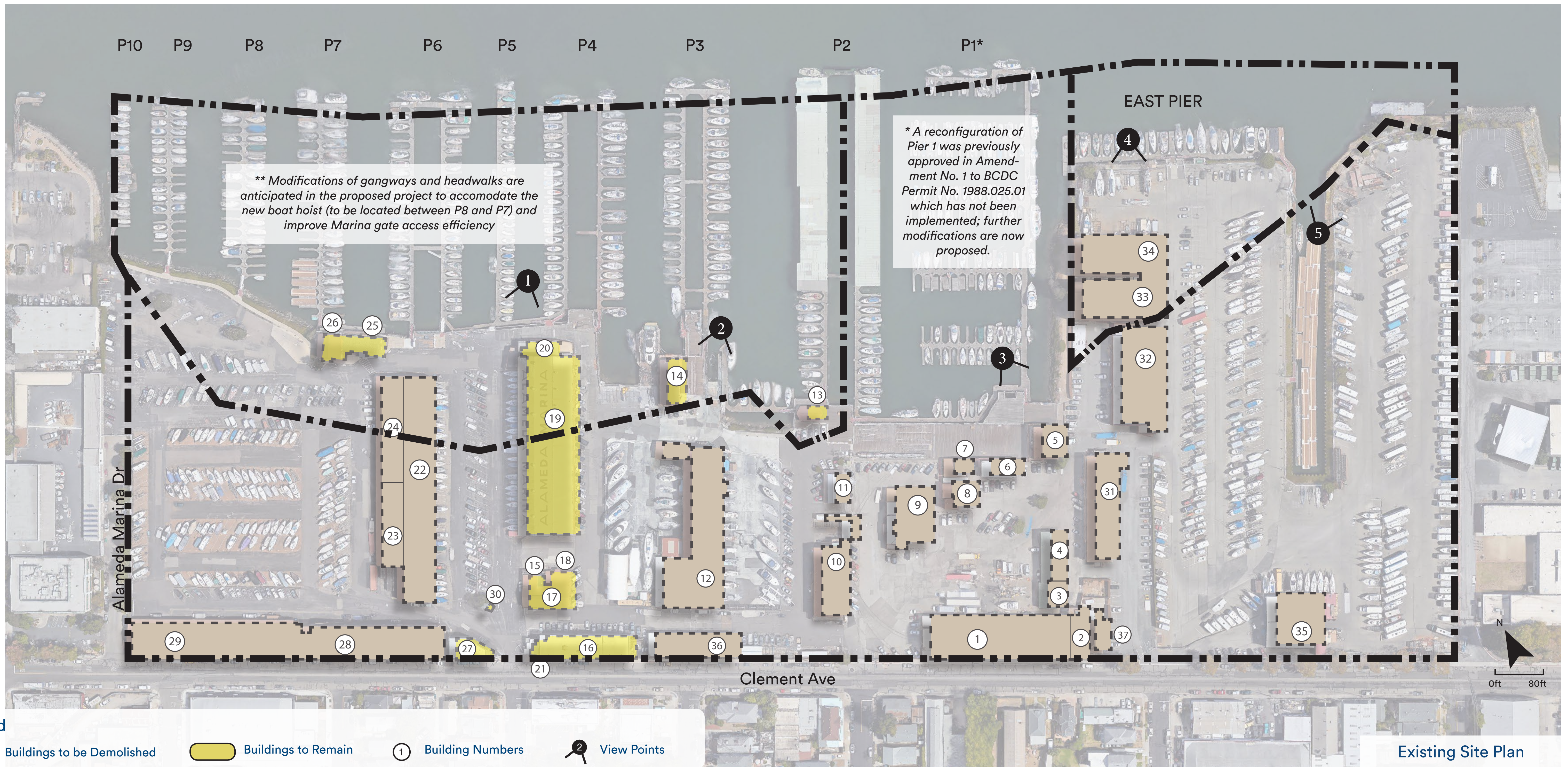


City Land Use Map



City General Plan Map

Background Information



1

View of Pier 5 Head 2

2

View of Seawall Between piers 3 and 4

3

View of Pier 1 Head 1

4

View of East Pier

5

View of Graving Dock

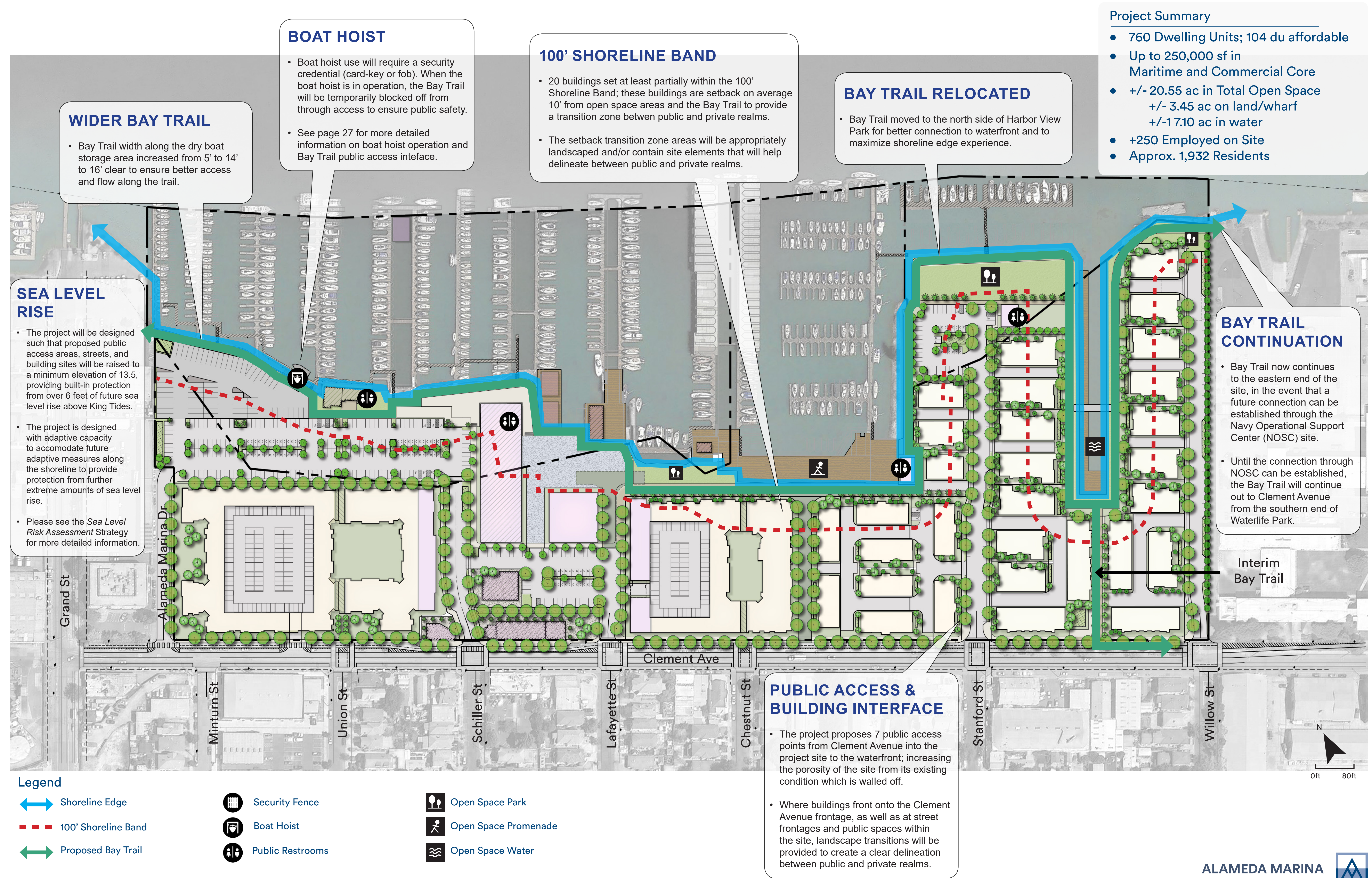
Existing Site Plan and Site Photos

ALAMEDA MARINA

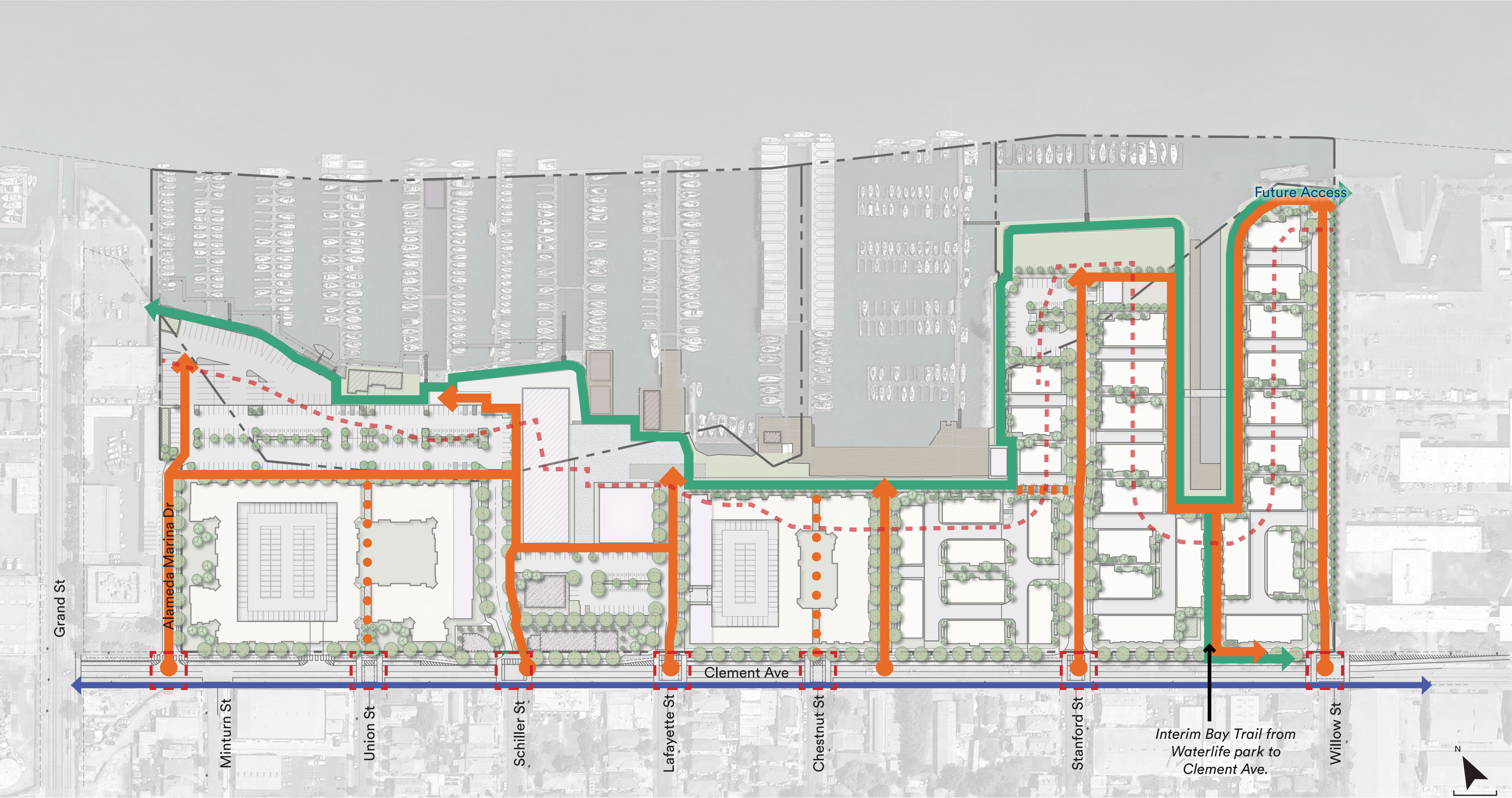


Design Review Board
September 17, 2018 (version 2)

Page: 4



Proposed Master Site Plan



- Legend
- Proposed Bay Trail

Bicycle and Pedestrian Path

Pedestrian Path Only

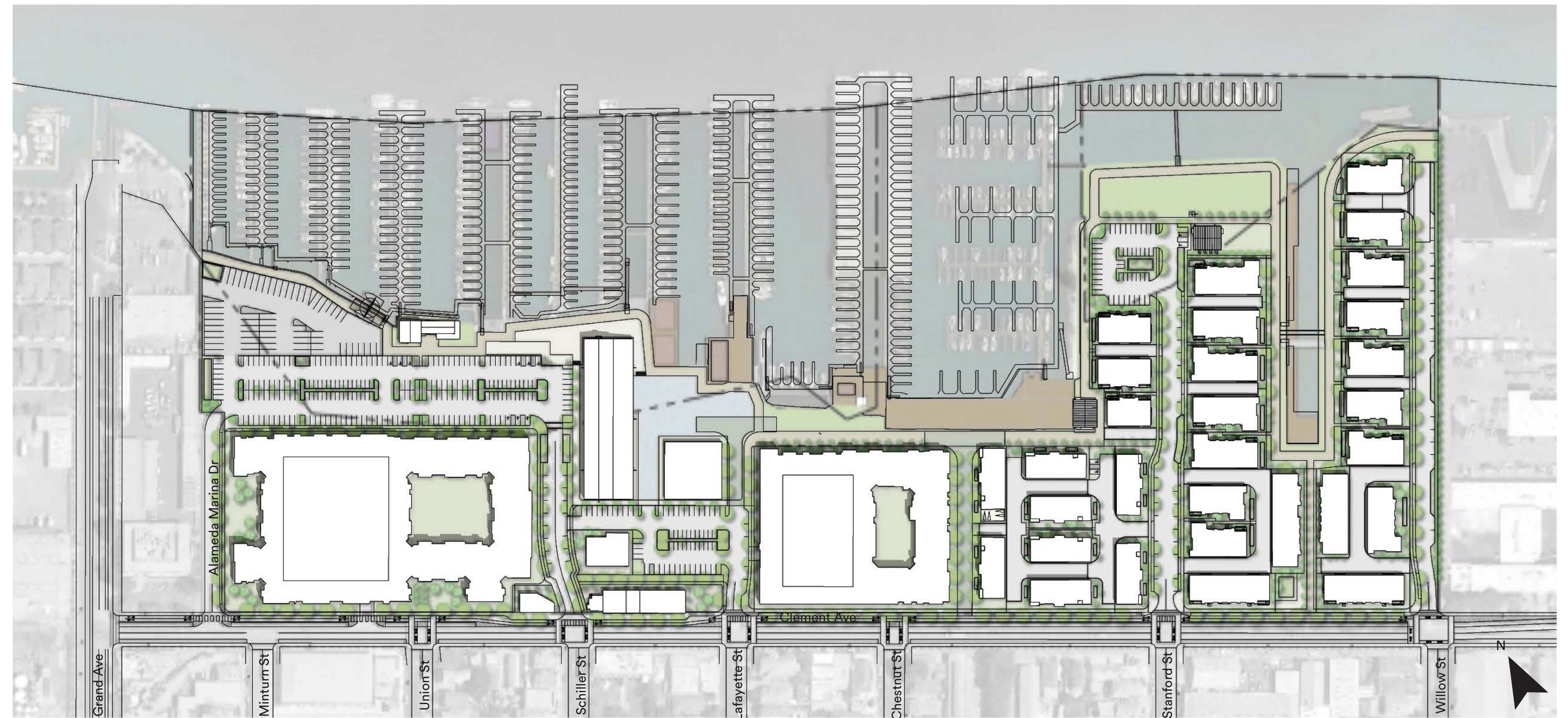
Visual Corridor Only

Crosswalks

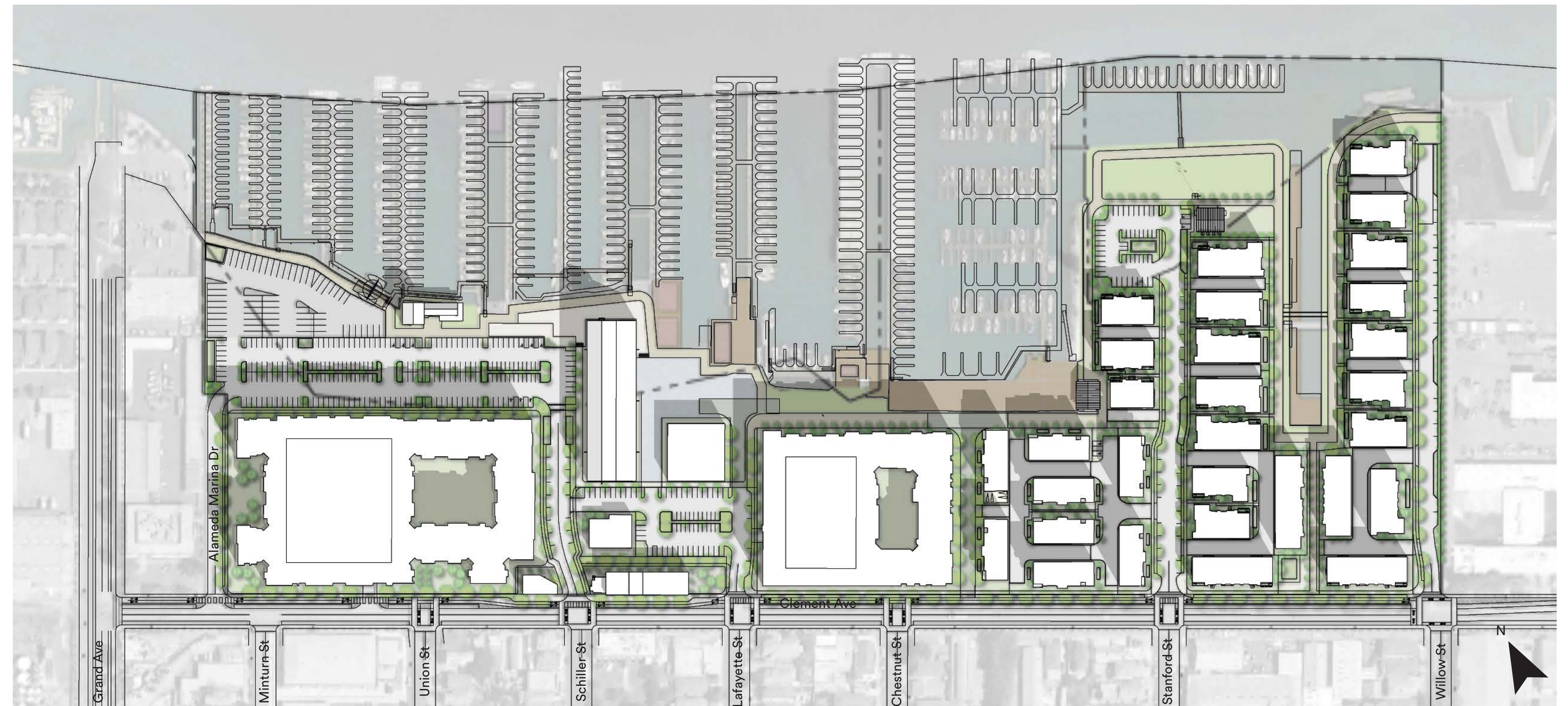
Alameda Cross City Bicycle Trail

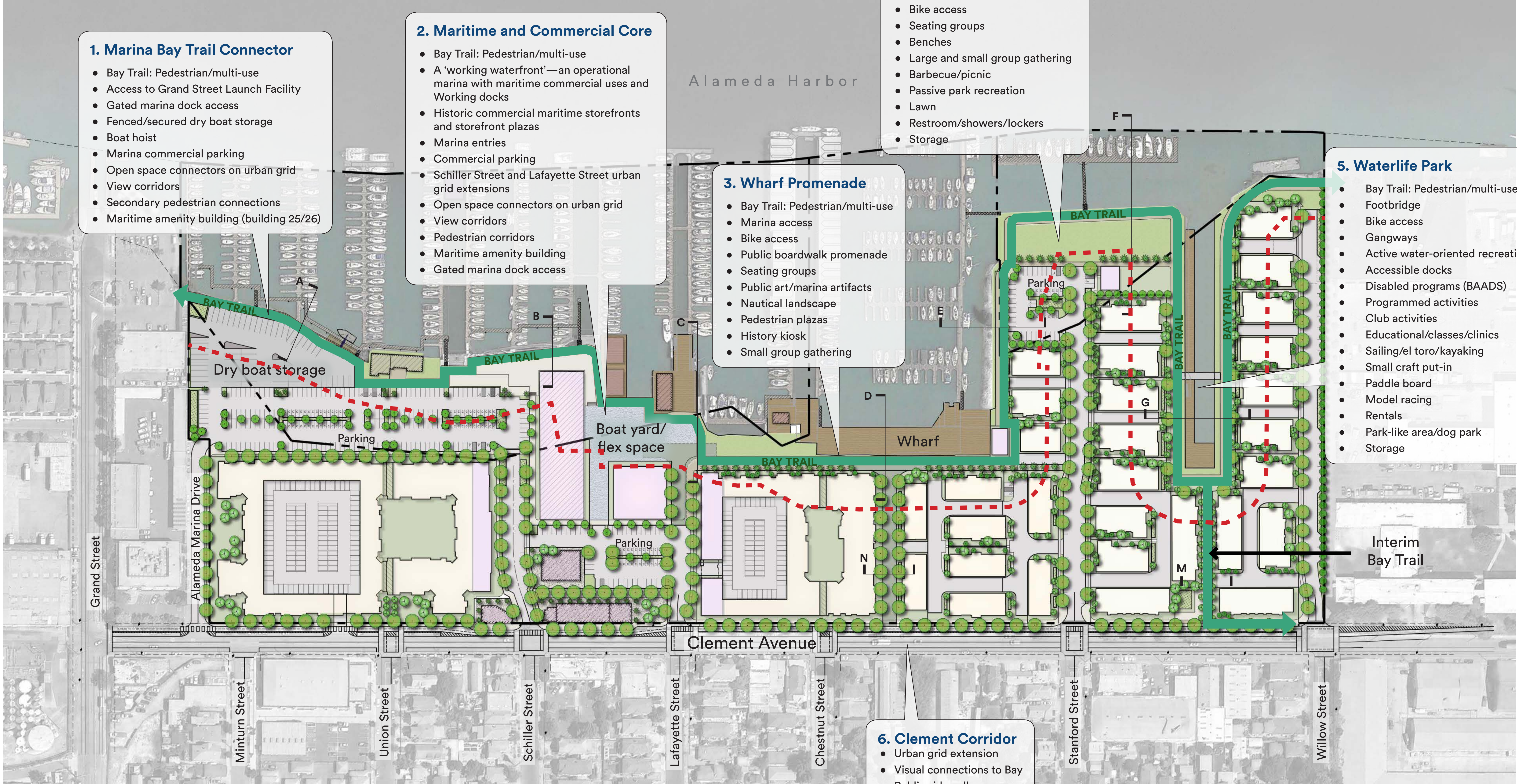
Movement and Access Diagram

Mid-Day Shadow Projections
June 21 at 12:00 PM
(Summer Solstice)



Mid-Day Shadow Projections
December 21 at 12:00 PM
(Winter Solstice)





- 1. Marina Bay Trail Connector**
- Bay Trail: Pedestrian/multi-use
 - Access to Grand Street Launch Facility
 - Gated marina dock access
 - Fenced/secured dry boat storage
 - Boat hoist
 - Marina commercial parking
 - Open space connectors on urban grid
 - View corridors
 - Secondary pedestrian connections
 - Maritime amenity building (building 25/26)

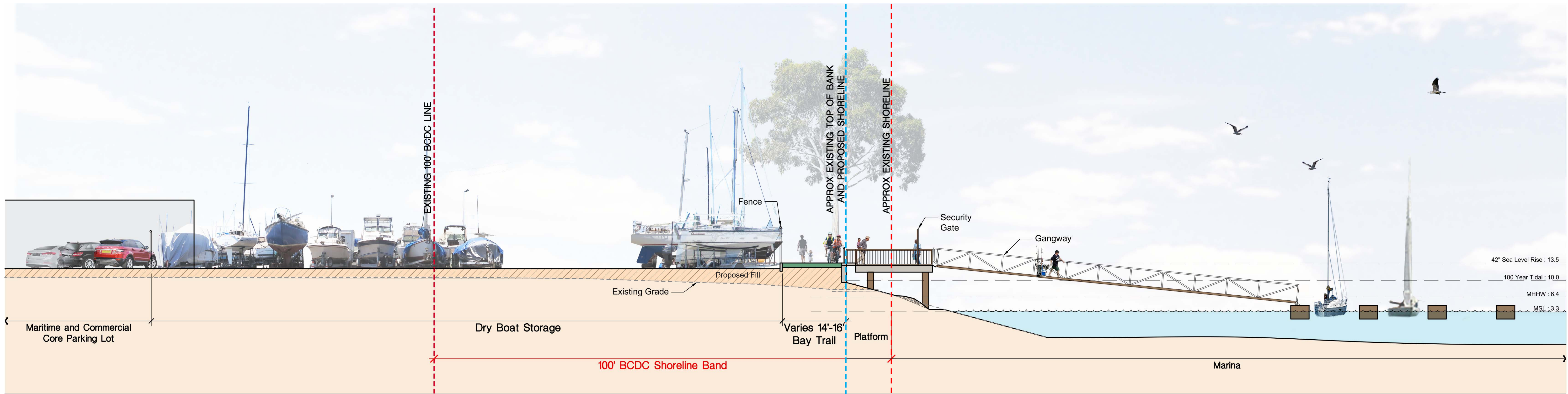
- 2. Maritime and Commercial Core**
- Bay Trail: Pedestrian/multi-use
 - A 'working waterfront'—an operational marina with maritime commercial uses and Working docks
 - Historic commercial maritime storefronts and storefront plazas
 - Marina entries
 - Commercial parking
 - Schiller Street and Lafayette Street urban grid extensions
 - Open space connectors on urban grid
 - View corridors
 - Pedestrian corridors
 - Maritime amenity building
 - Gated marina dock access

- 3. Wharf Promenade**
- Bay Trail: Pedestrian/multi-use
 - Marina access
 - Bike access
 - Public boardwalk promenade
 - Seating groups
 - Public art/marina artifacts
 - Nautical landscape
 - Pedestrian plazas
 - History kiosk
 - Small group gathering

- 4. Harbor View Park**
- Bay Trail: Pedestrian/multi-use
 - Marina access
 - Bike access
 - Seating groups
 - Benches
 - Large and small group gathering
 - Barbecue/picnic
 - Passive park recreation
 - Lawn
 - Restroom/showers/lockers
 - Storage

- 5. Waterlife Park**
- Bay Trail: Pedestrian/multi-use
 - Footbridge
 - Bike access
 - Gangways
 - Active water-oriented recreation
 - Accessible docks
 - Disabled programs (BAADS)
 - Programmed activities
 - Club activities
 - Educational/classes/clinics
 - Sailing/el toro/kayaking
 - Small craft put-in
 - Paddle board
 - Model racing
 - Rentals
 - Park-like area/dog park
 - Storage

- 6. Clement Corridor**
- Urban grid extension
 - Visual connections to Bay
 - Public sidewalk
 - Bike Path

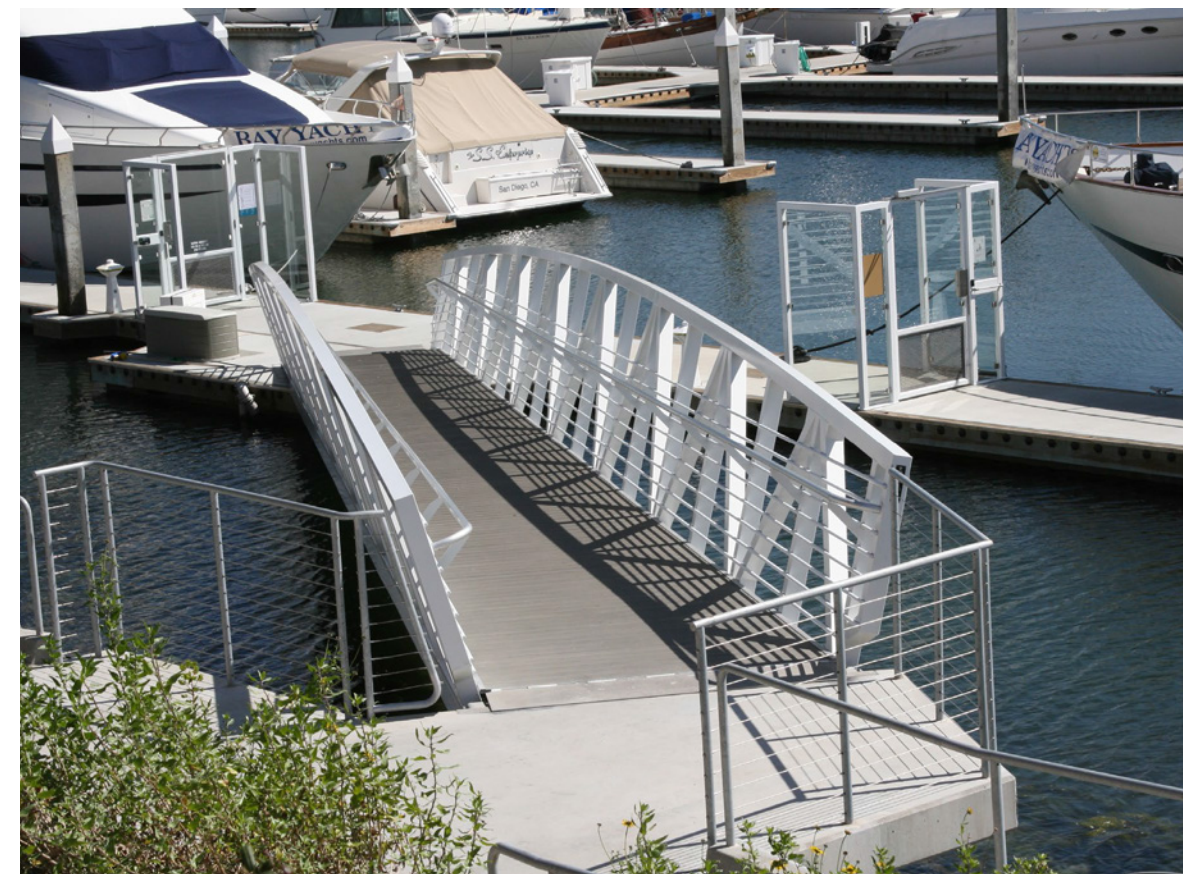


Section A – Marina Bay Trail Connector

Scale: 1" = 10'-0"



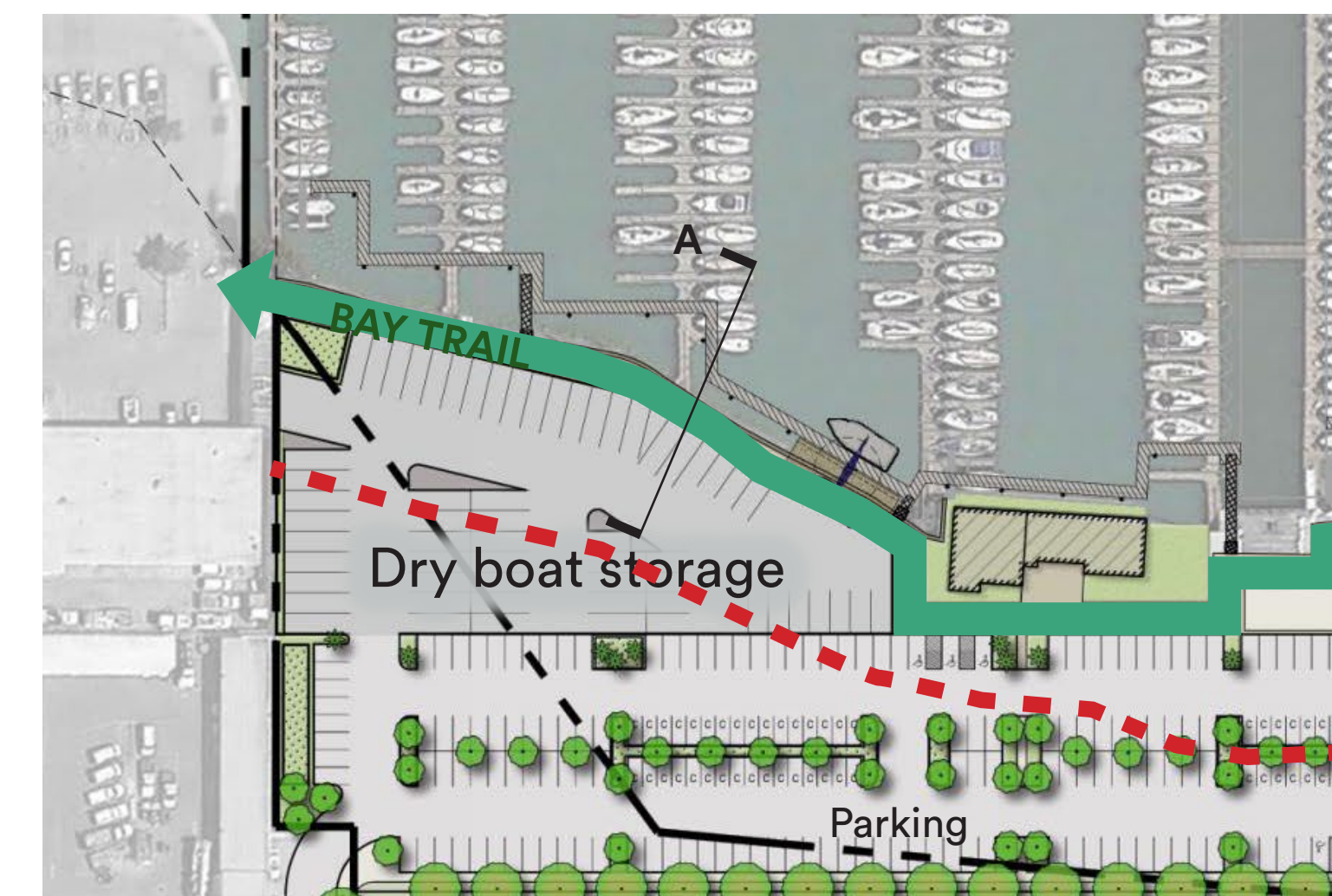
Concrete or asphalt Bay Trail at waterfront near marina
[San Francisco Bay Trail Design Guidelines and Toolkit]



Gangway



Boat hoist



Key Map



Railing (42" Height)



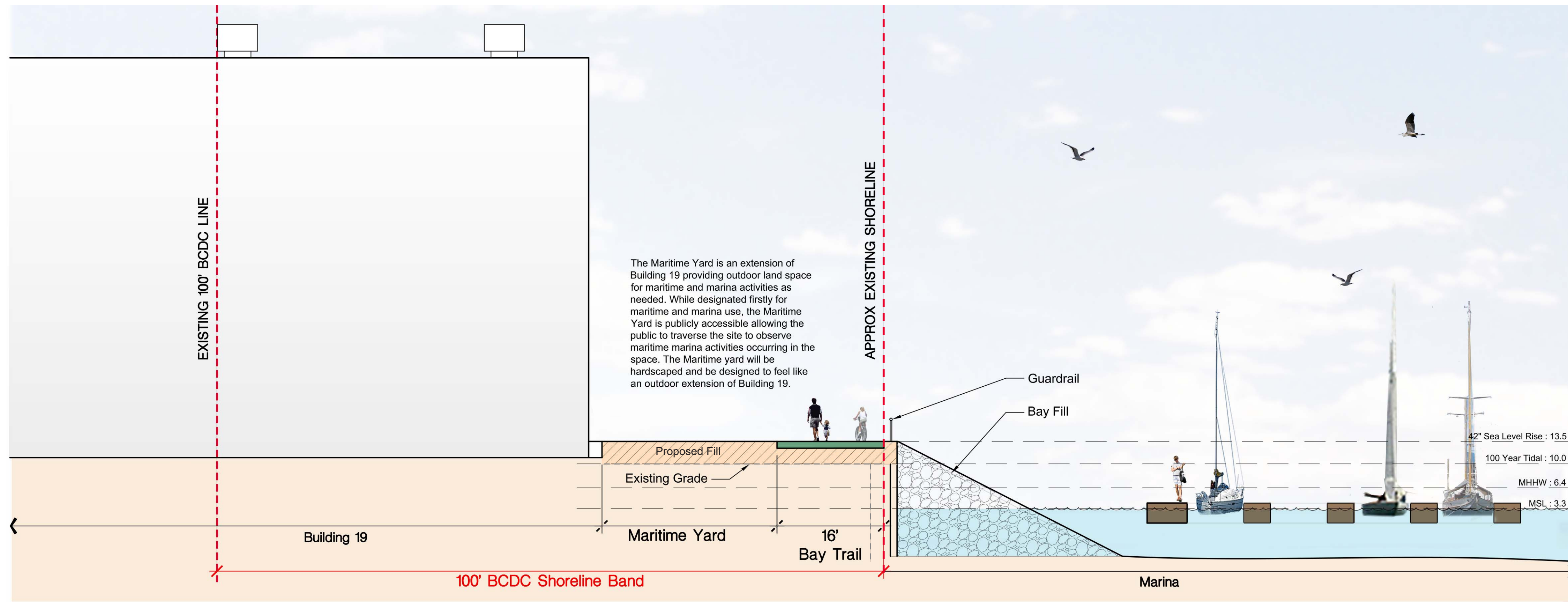
Dry boat storage



Dry boat storage gate/fence example

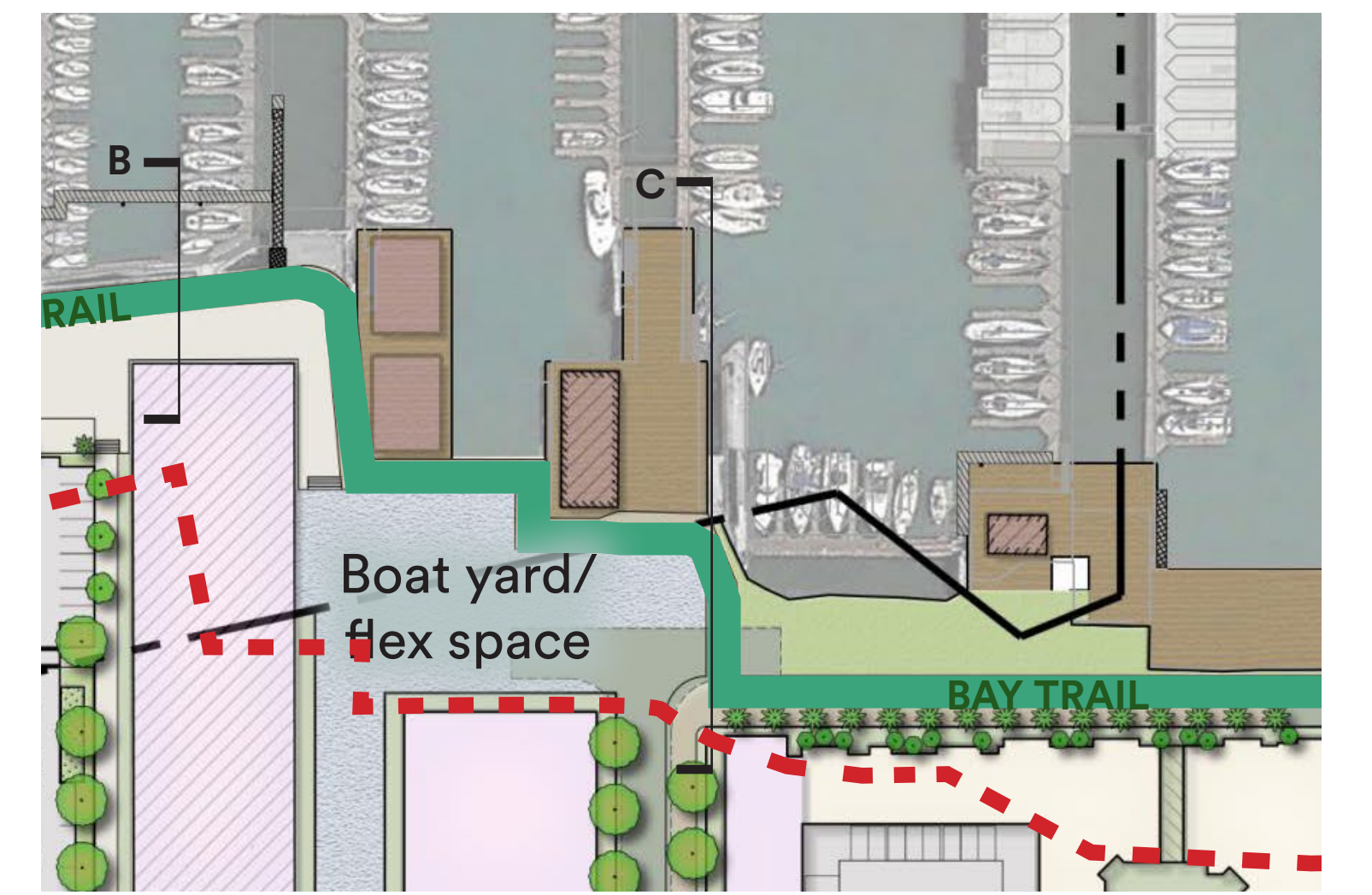


Bay Trail sign

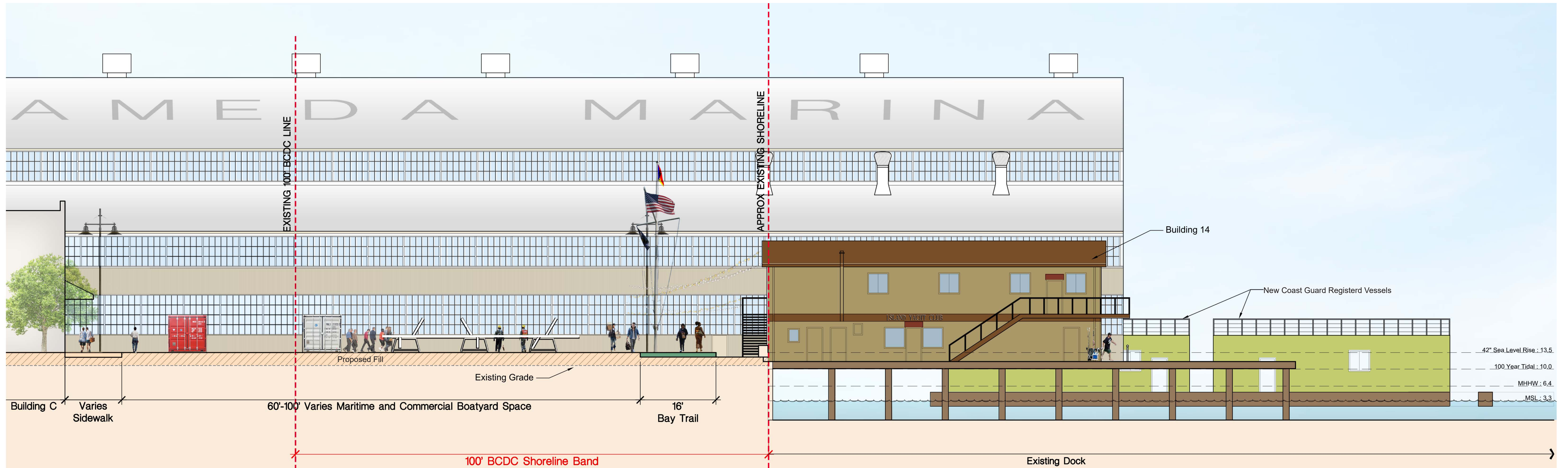


Section B – Maritime Yard

Scale: 1" = 10'-0"



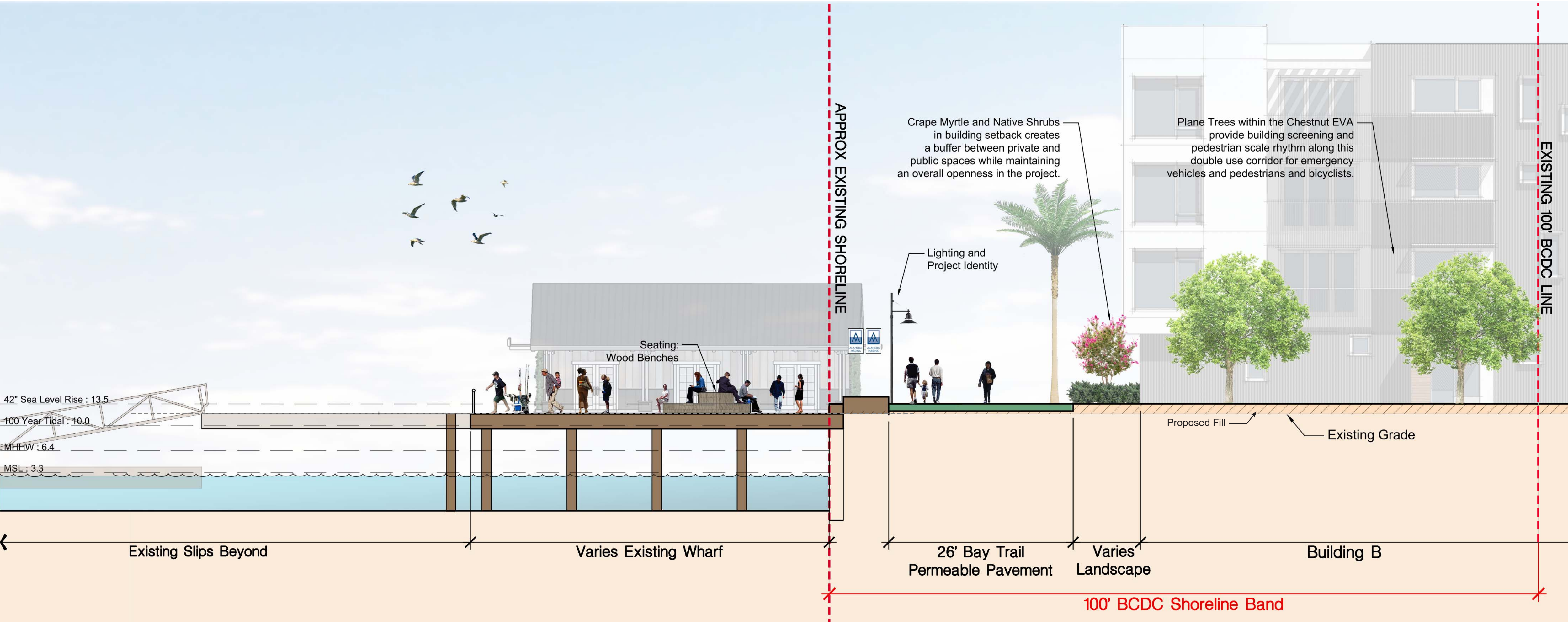
Key Map



Section C – Maritime Commercial Core

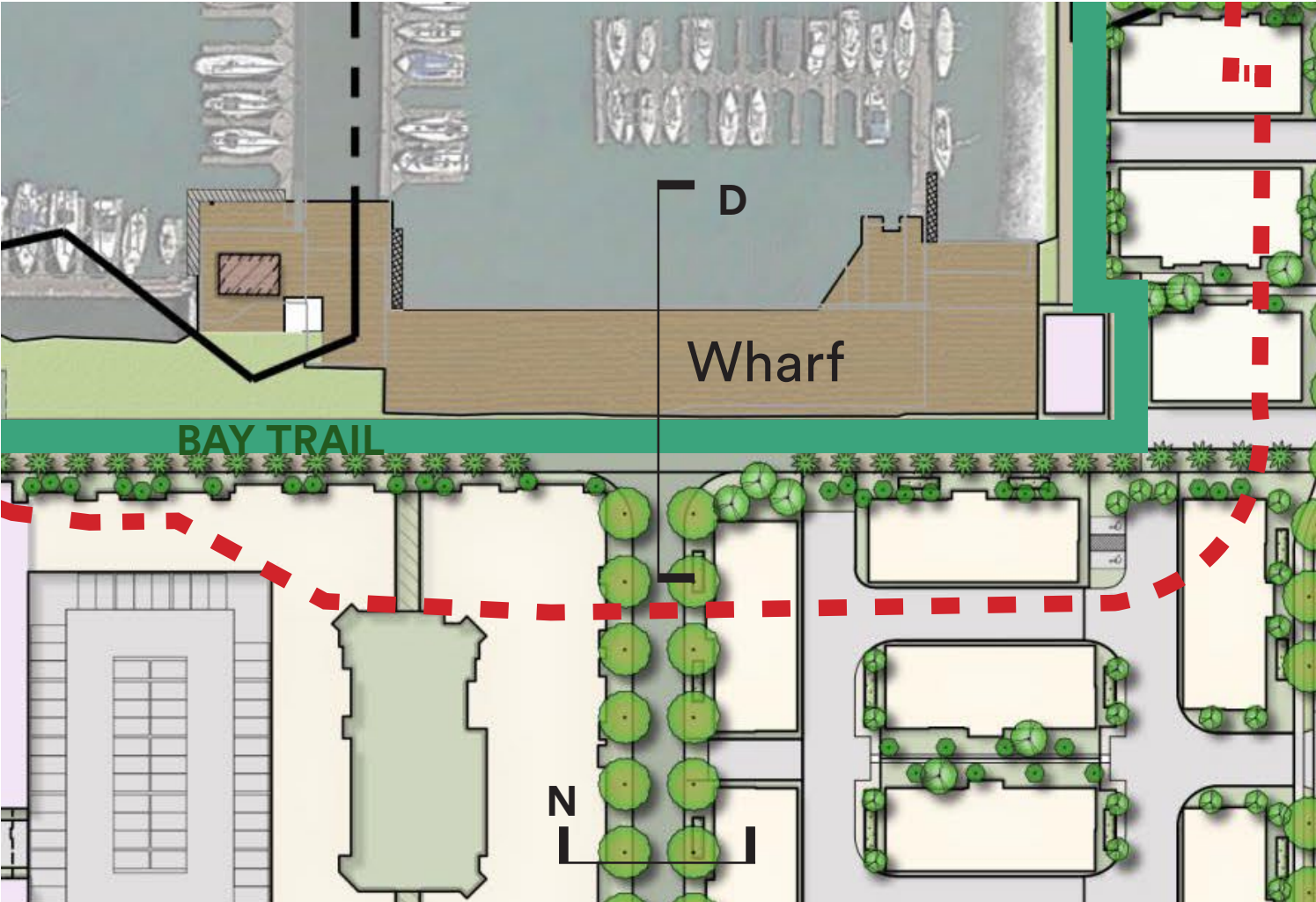
Scale: 1" = 10'-0"

Site Sections / Public Access Elements



Section D – Wharf Promenade

Scale: 1" = 10'-0"



Key Map



Promenade lighting



Historic ship cleats



Historic ship propeller



Wood promenade terraced benches



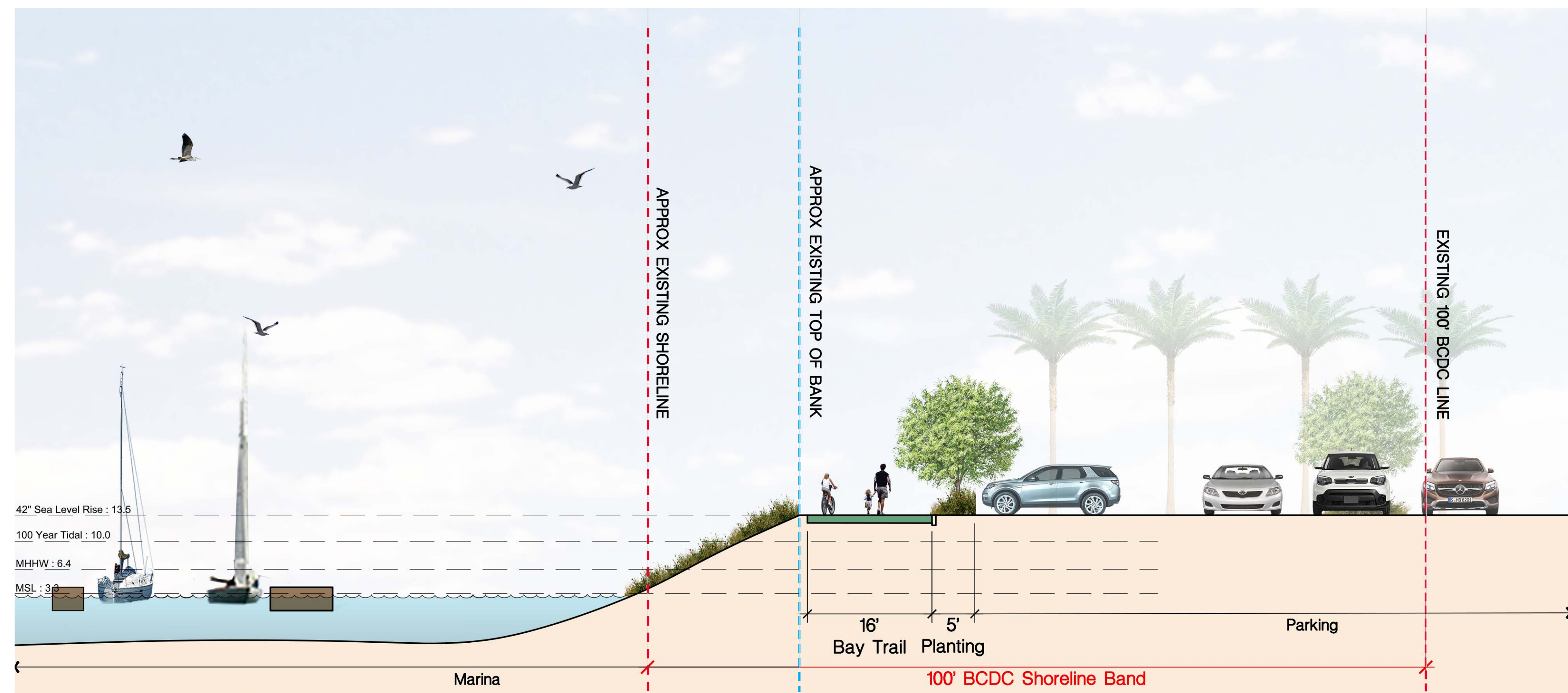
Promenade decorative paving



Articulated wood benches

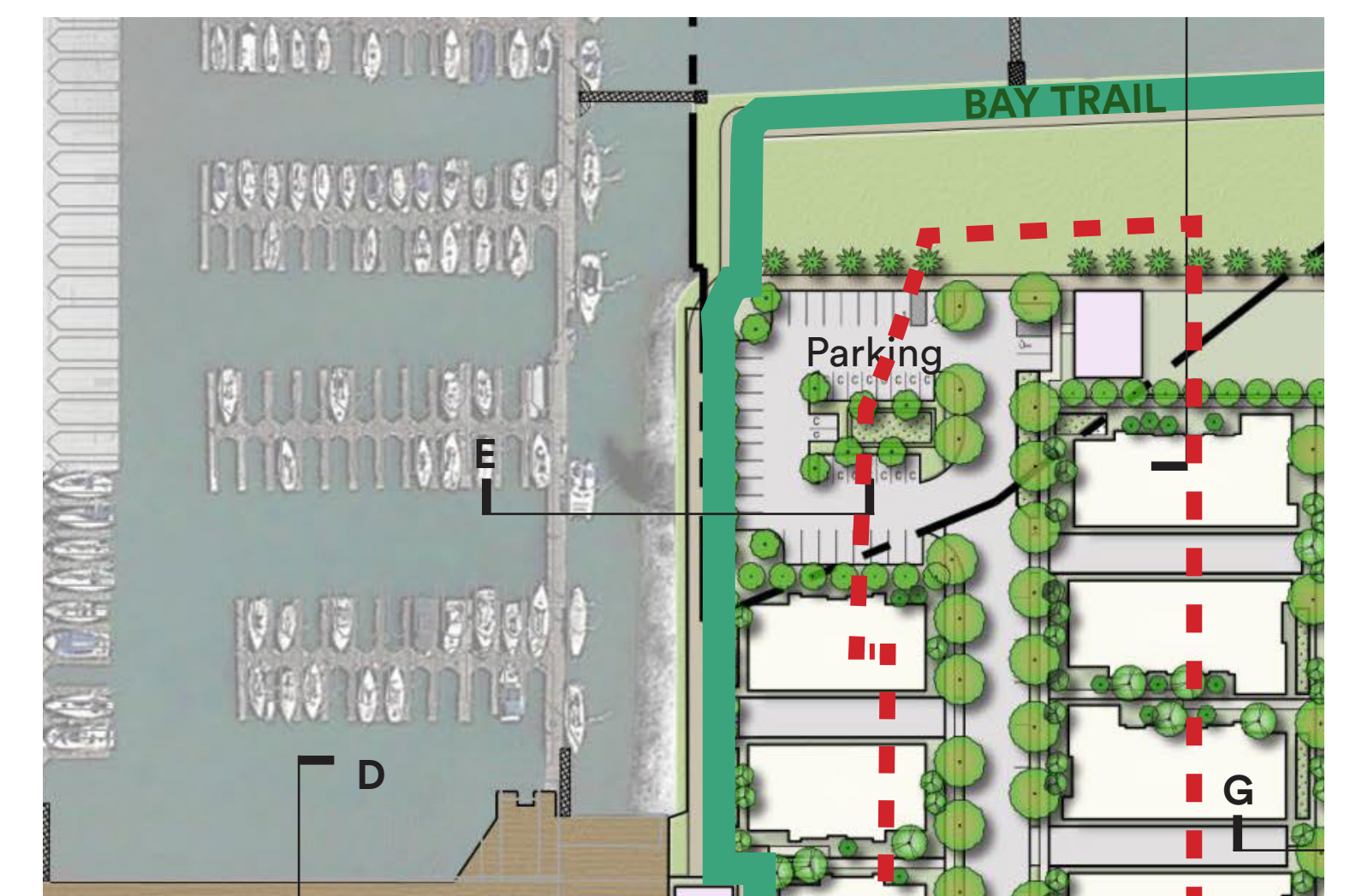


Palm allée

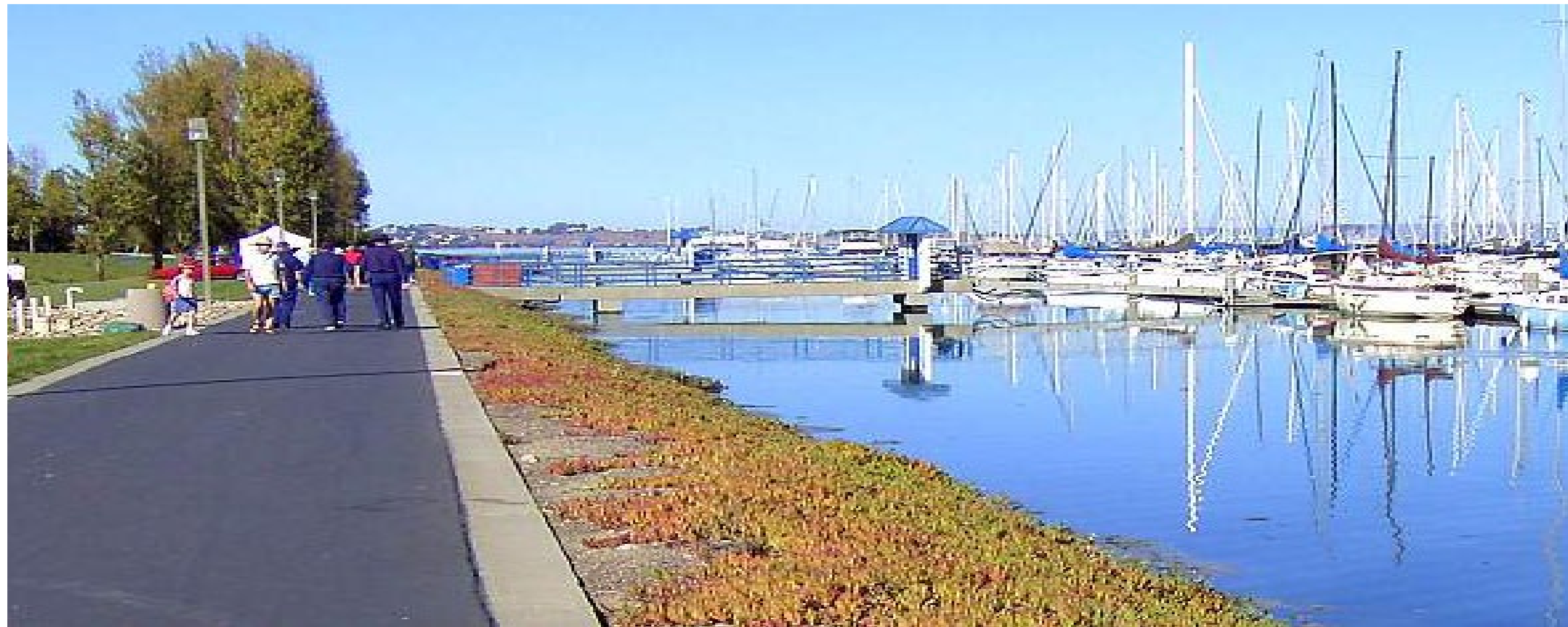


Section E – Bay Trail Parking

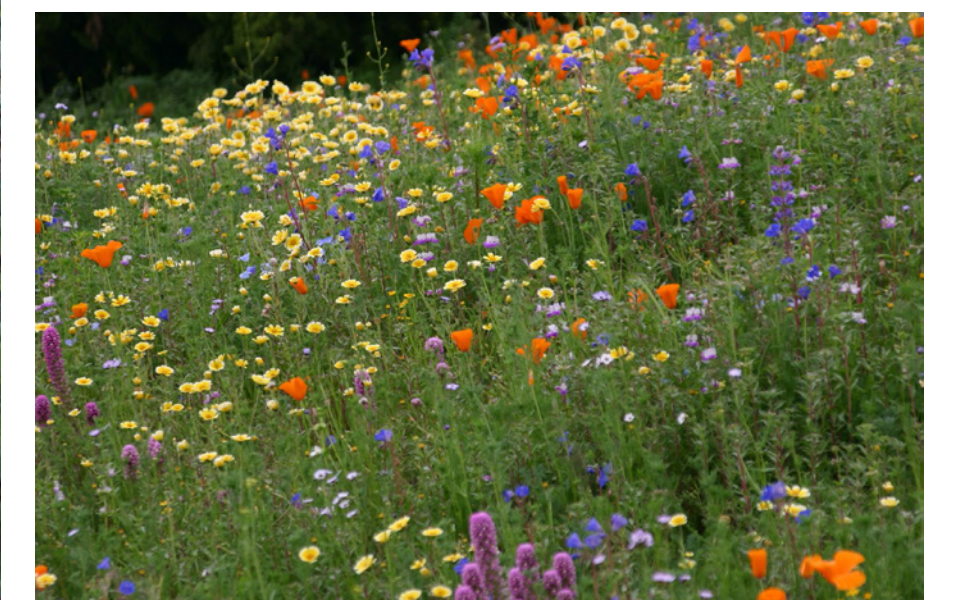
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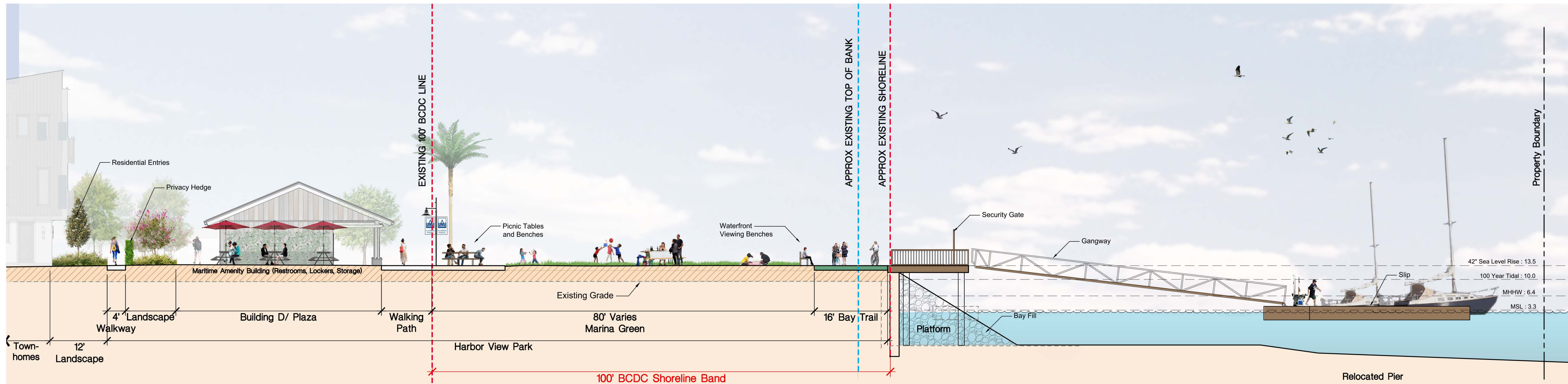
Key Map



Concrete or asphalt Bay Trail at waterfront near marina
[San Francisco Bay Trail Design Guidelines and Toolkit]



Native and local-adapted plant materials contribute to landscape visual character



Section F – Harbor View Park

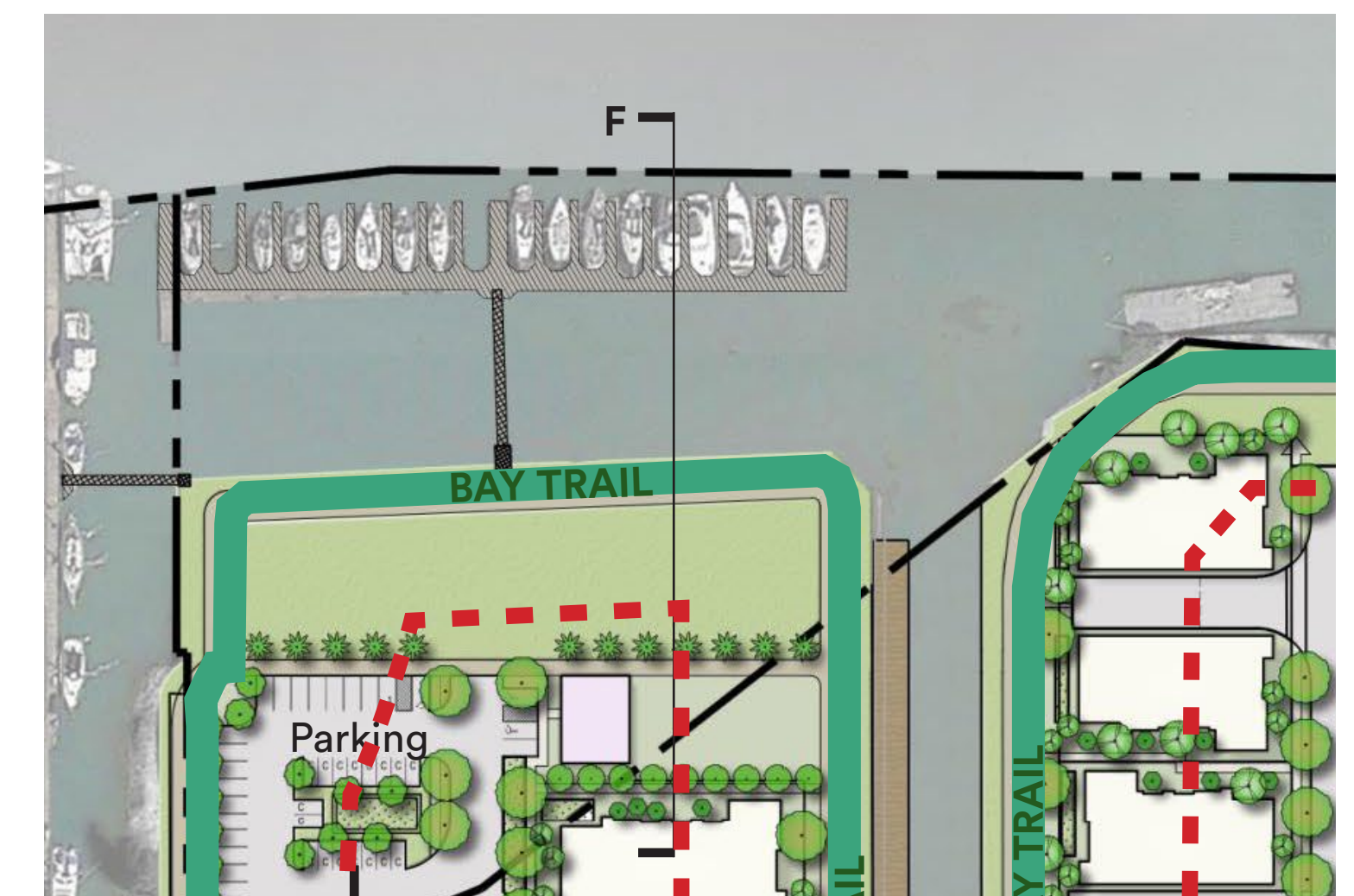
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Park with Lawn and Picnic Tables



Marina Green with Bay Trail and Benches



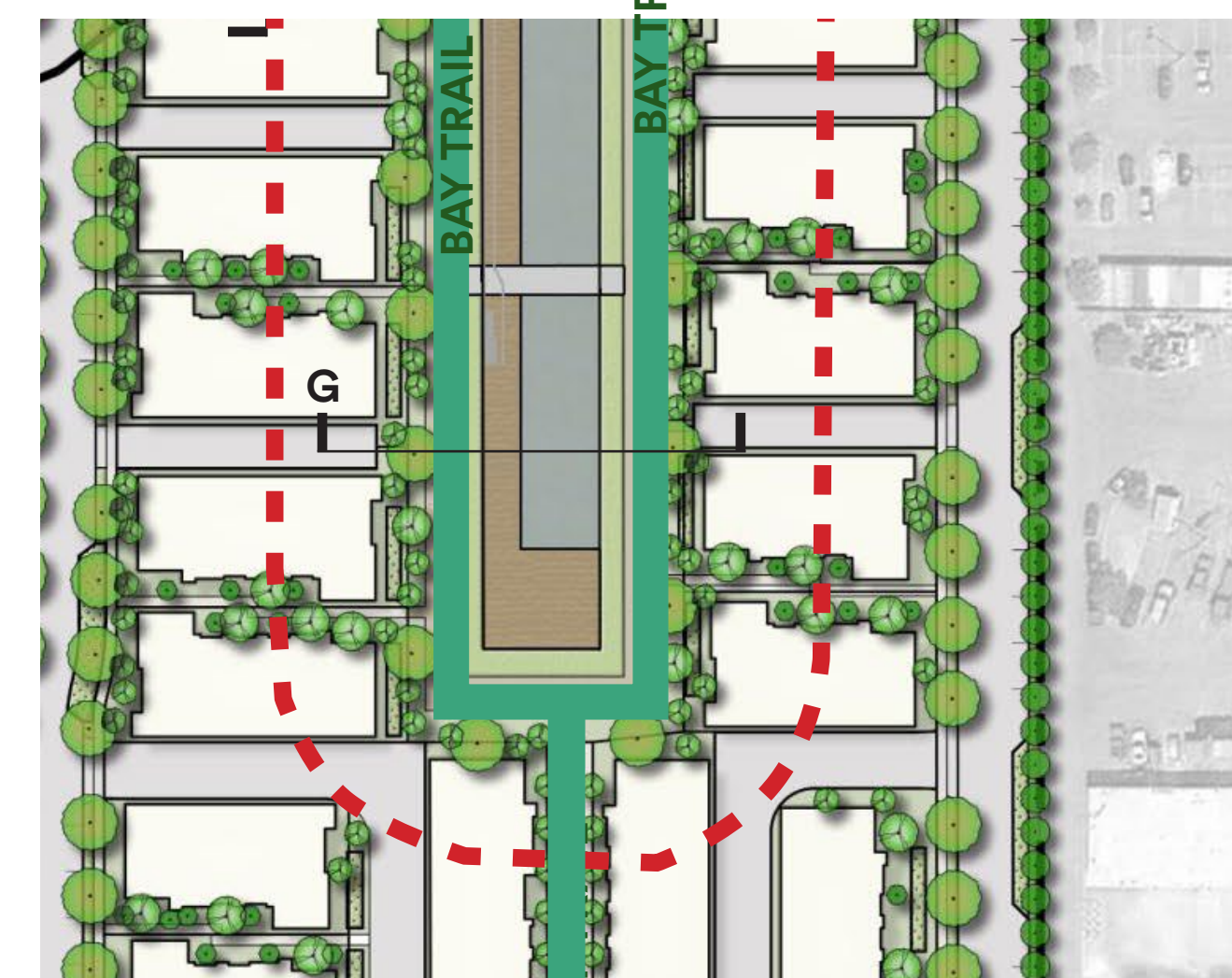
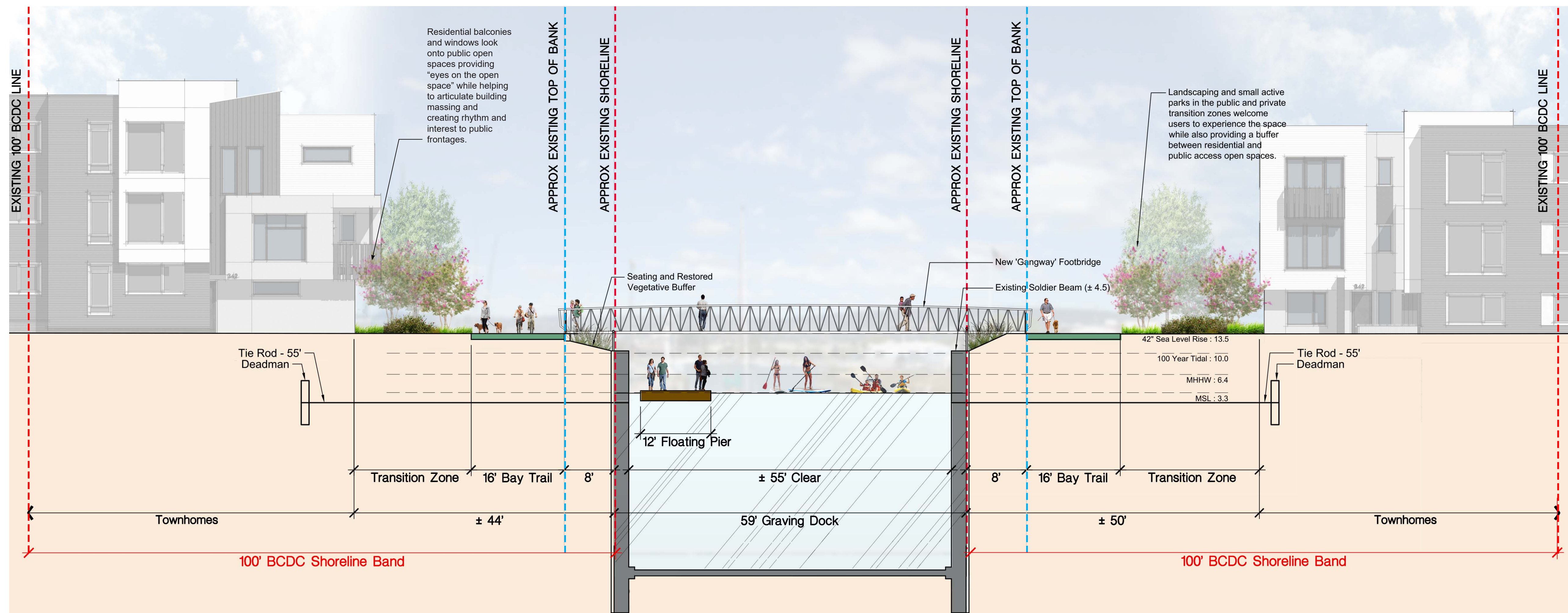
Key Map



Interpretive Marker



Waterfront Viewing Benches



Key Map

Section G – Waterlife Park

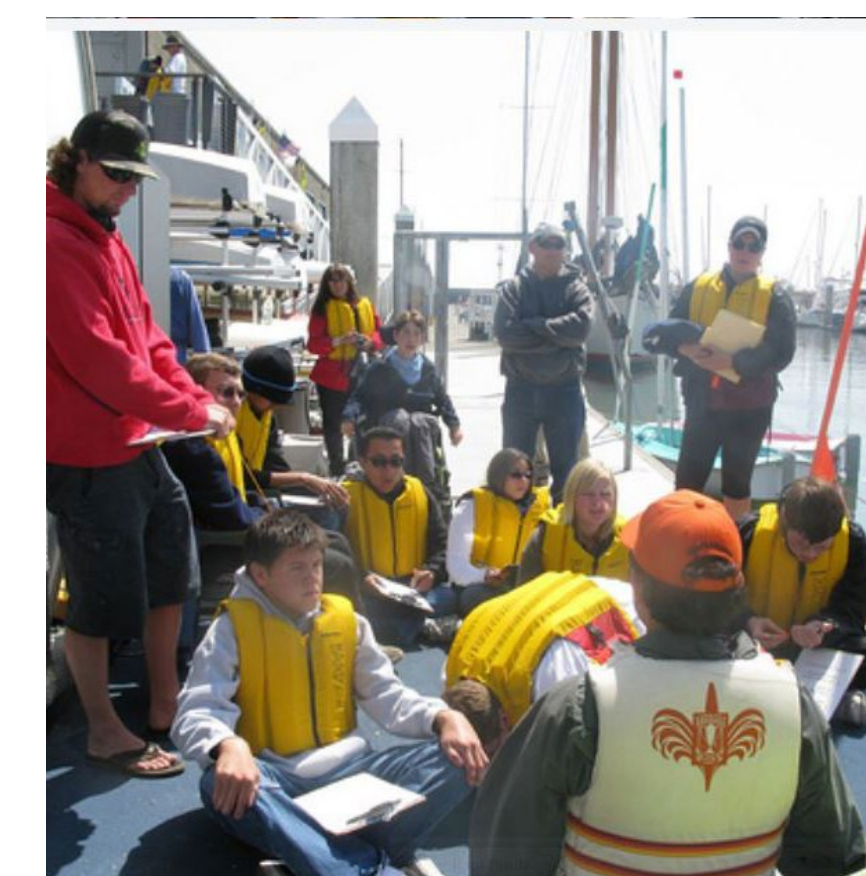
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Floating dock with small craft and storage



Wood viewing terraces



Clinics/education programs



BAADS Program



Small active parks

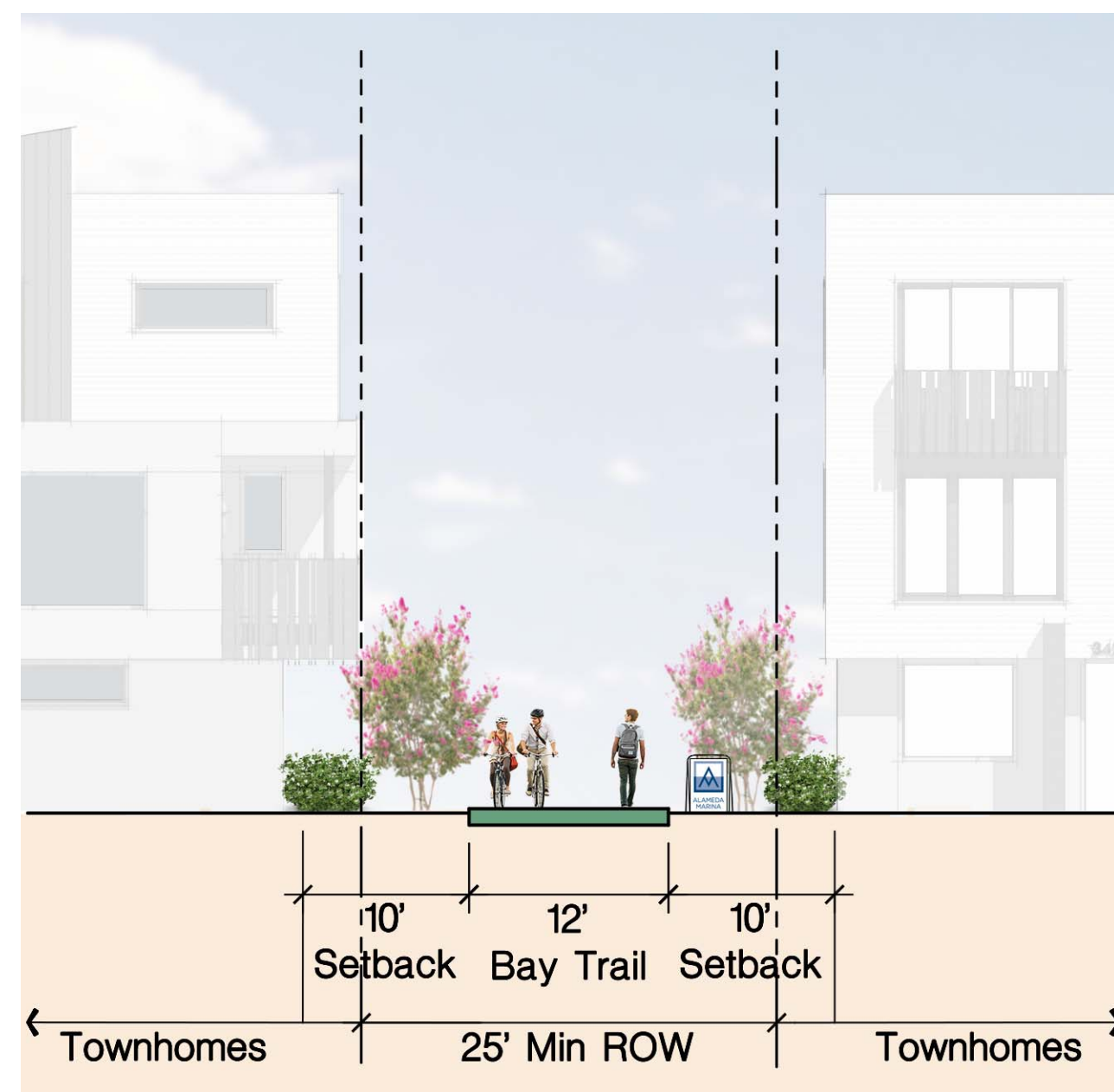


Small craft put-in



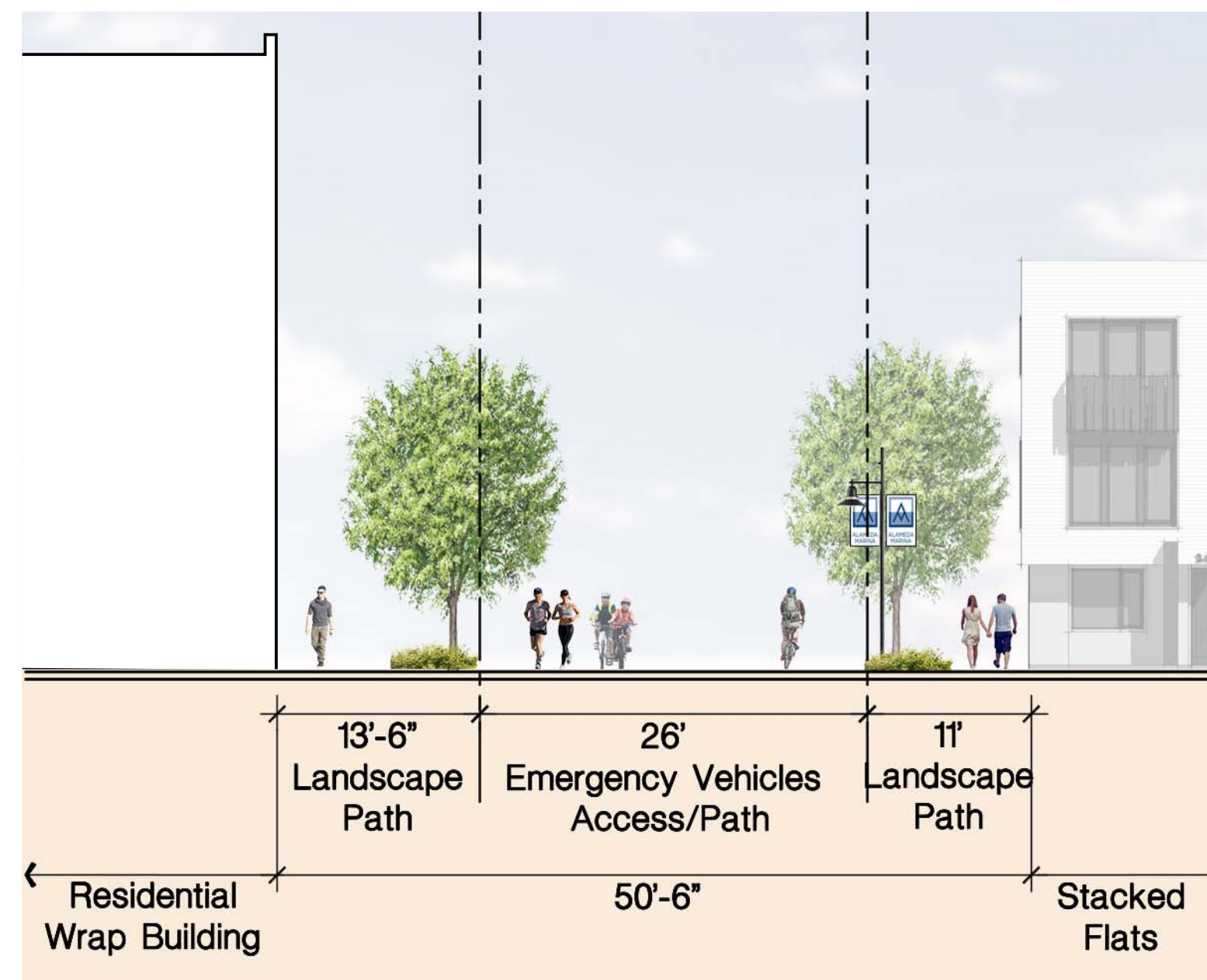
Sailing programs

Site Sections / Public Access Elements



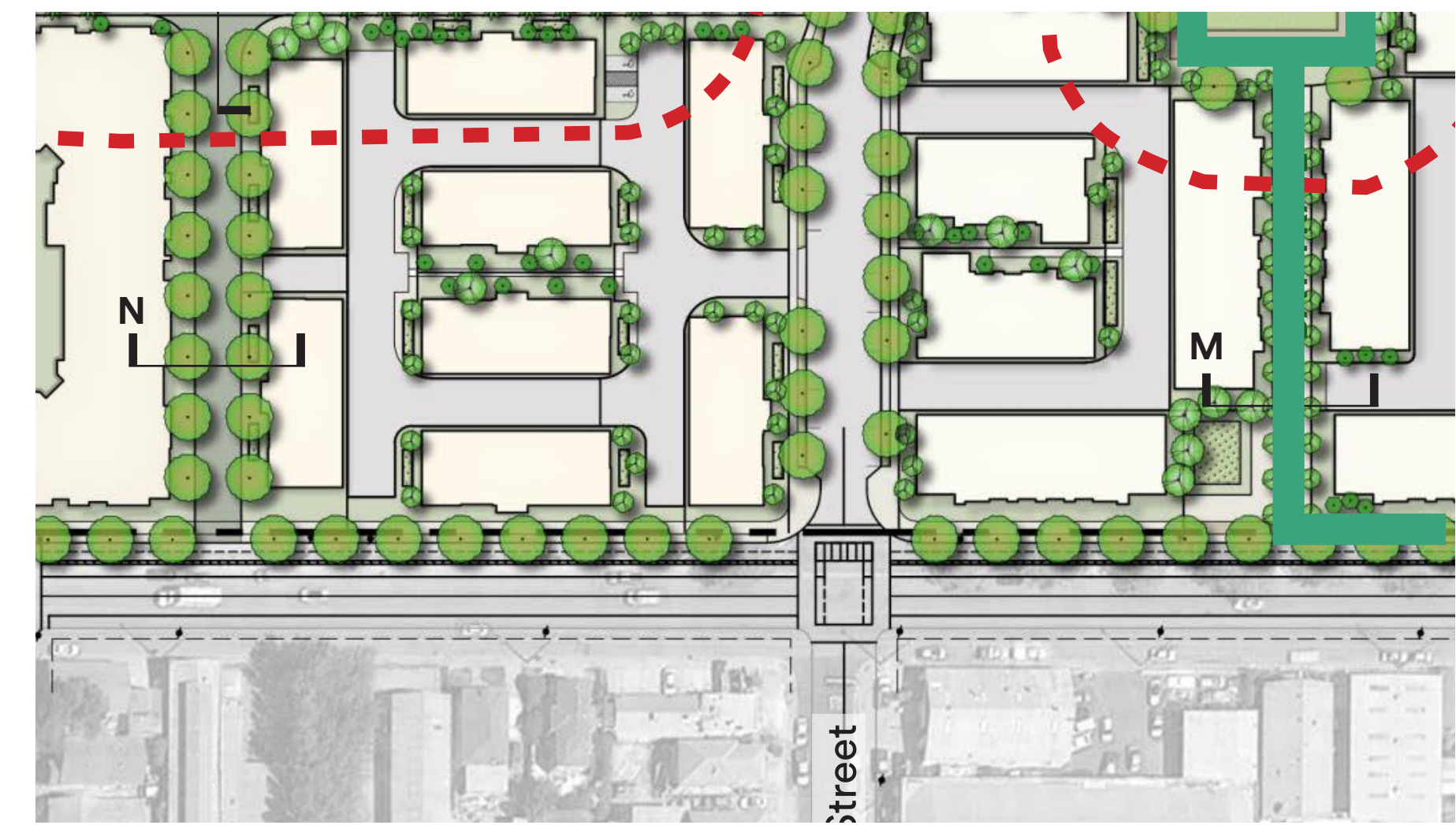
Section M – Interim Bay Trail

Scale: 1" = 10'-0"



Section N – Chestnut EVA Path

Scale: 1" = 10'-0"



Key Map



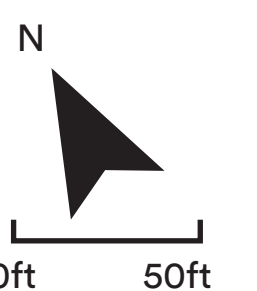
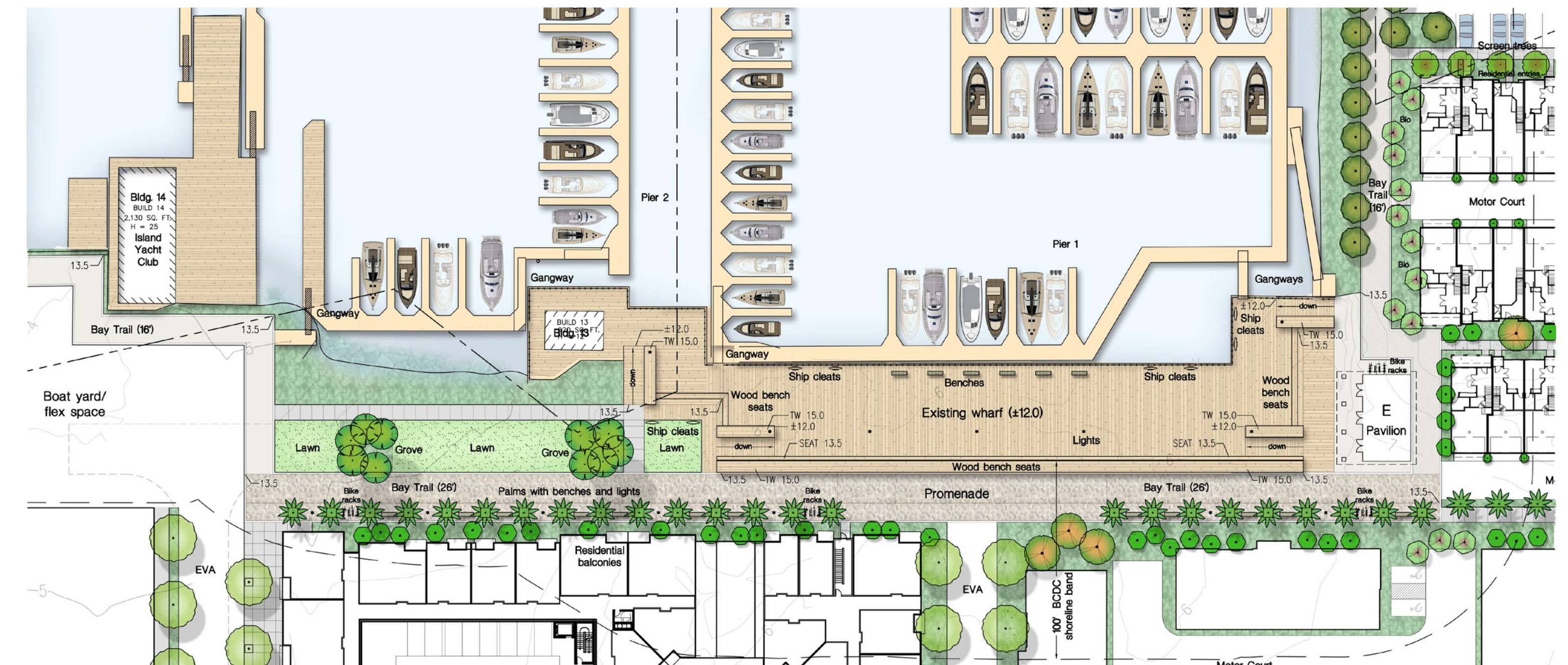
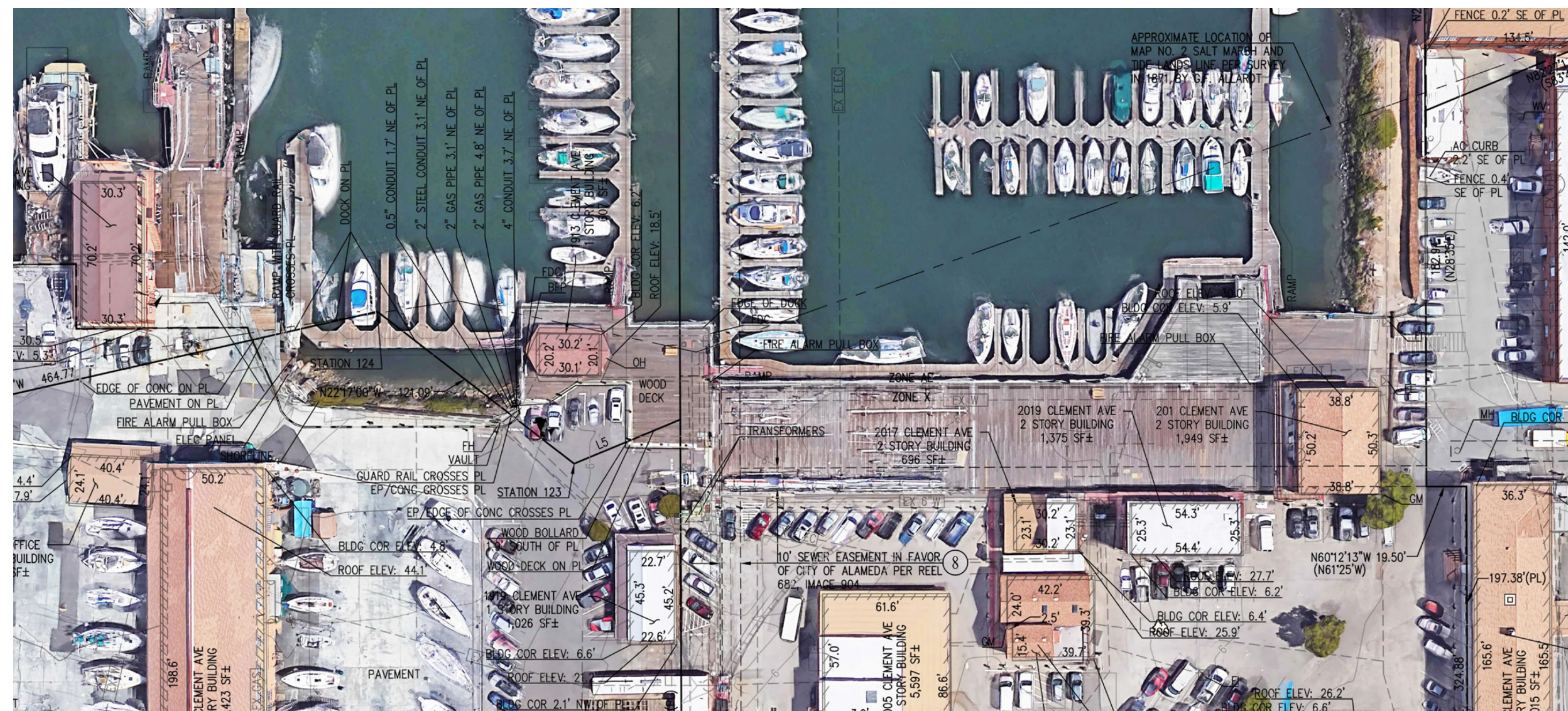
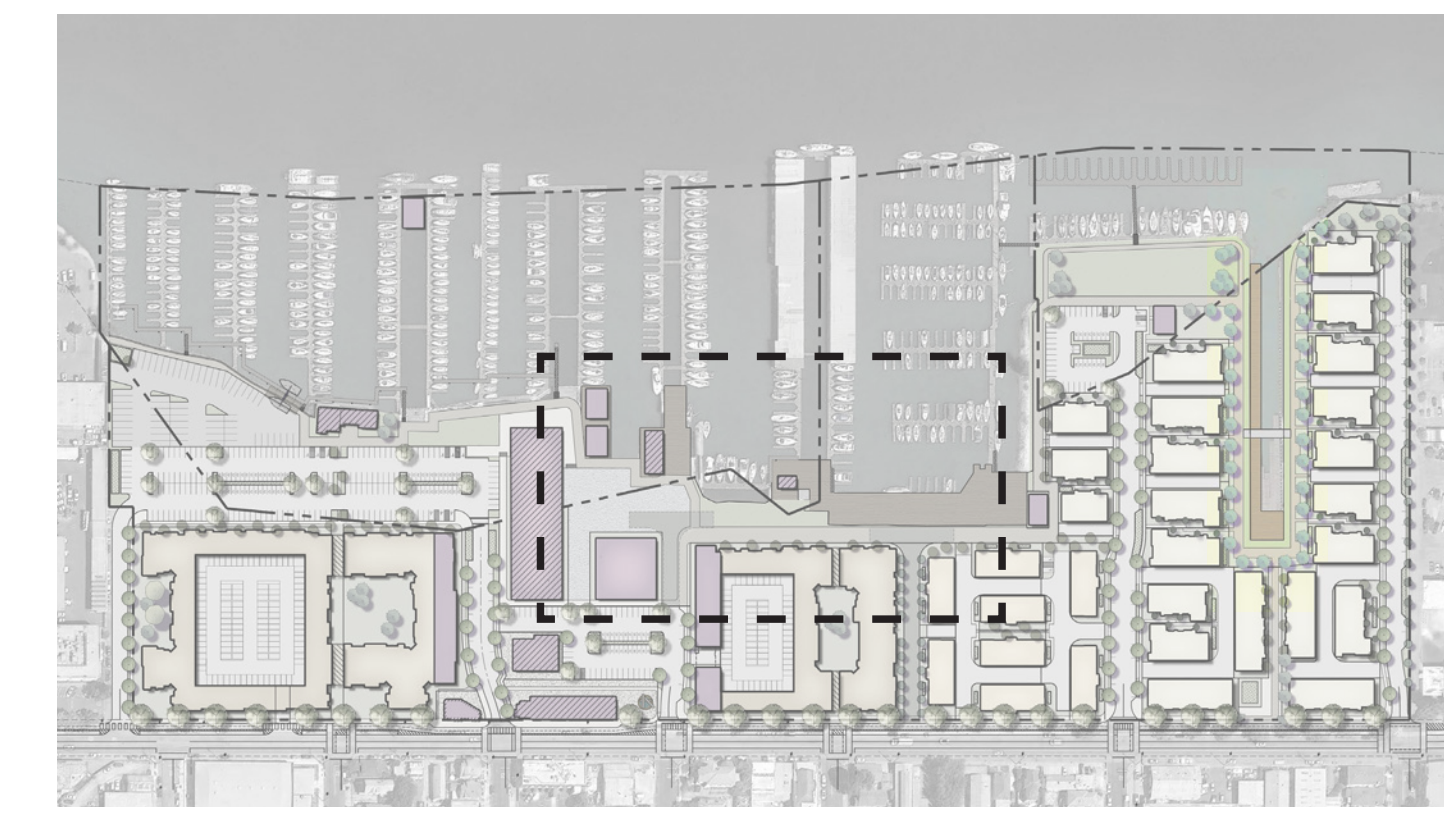
Decorative light fixtures create scale and rhythm, provide safety in the evening and provide opportunities for identity.



Residential EVA Greenway

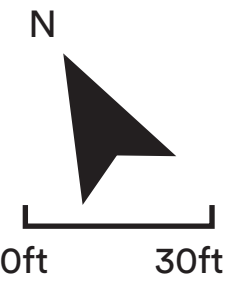
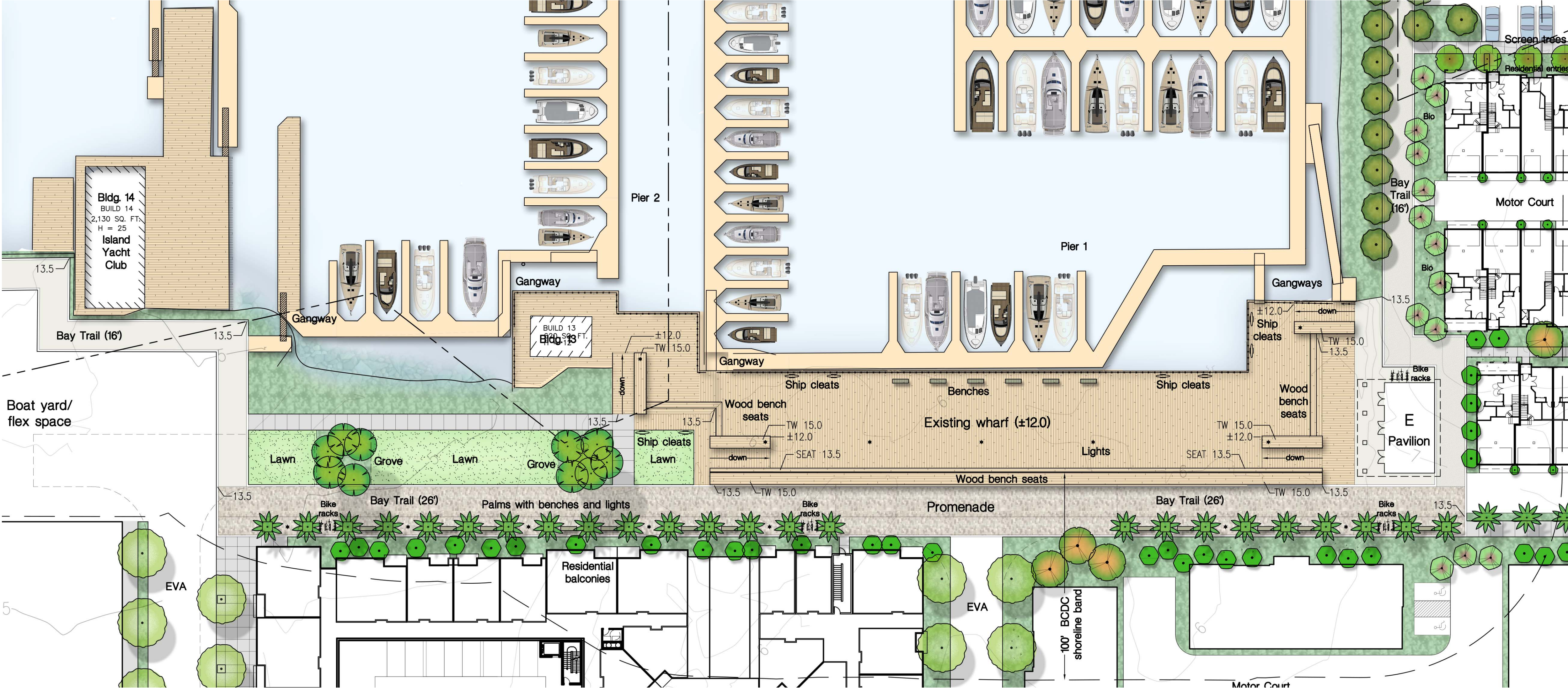


Ornamental grasses and adapted, low water-use plant materials contribute to landscape visual character and buffer residences from the public realm.

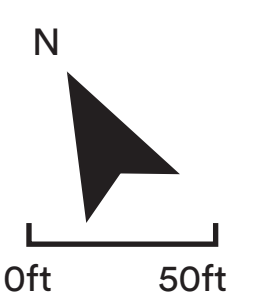
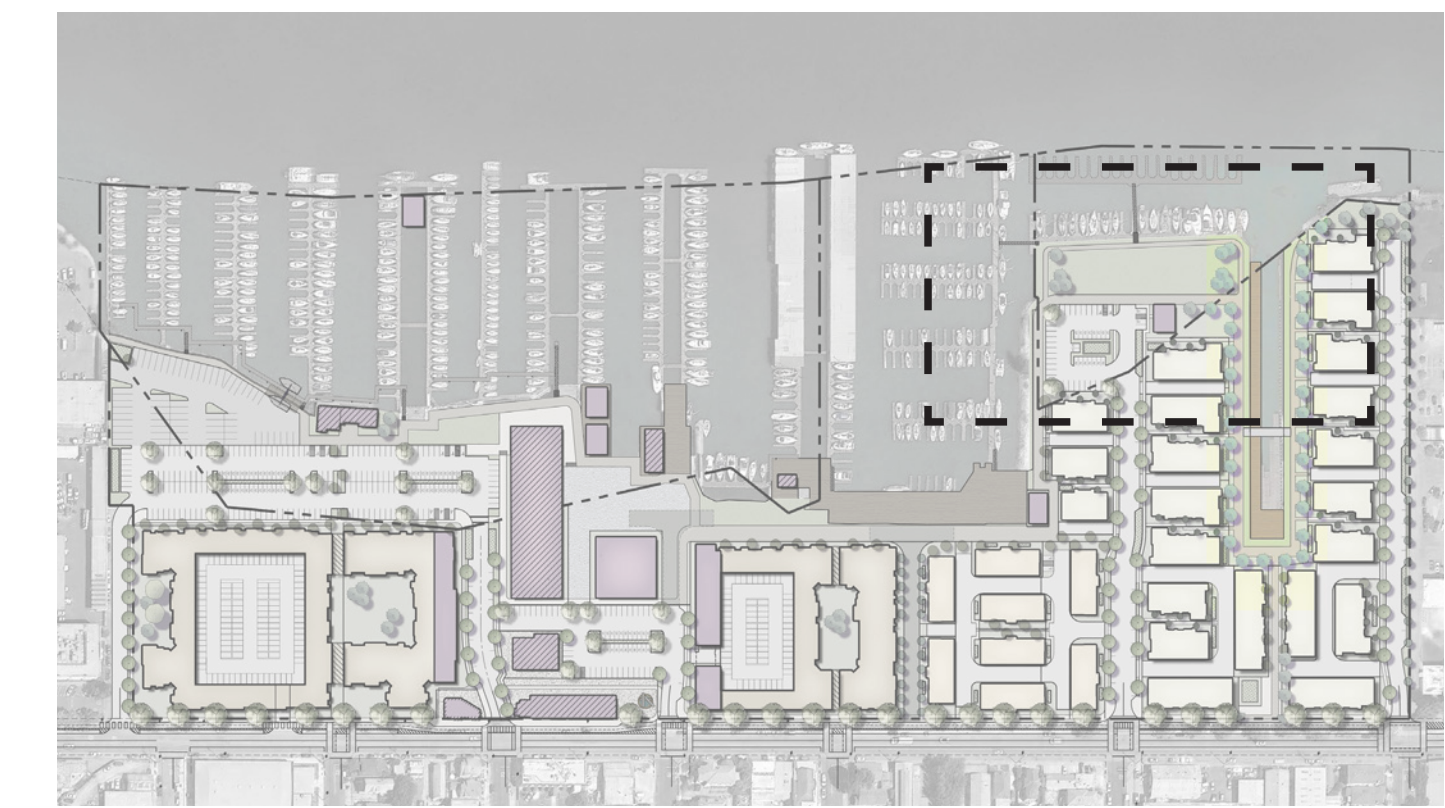


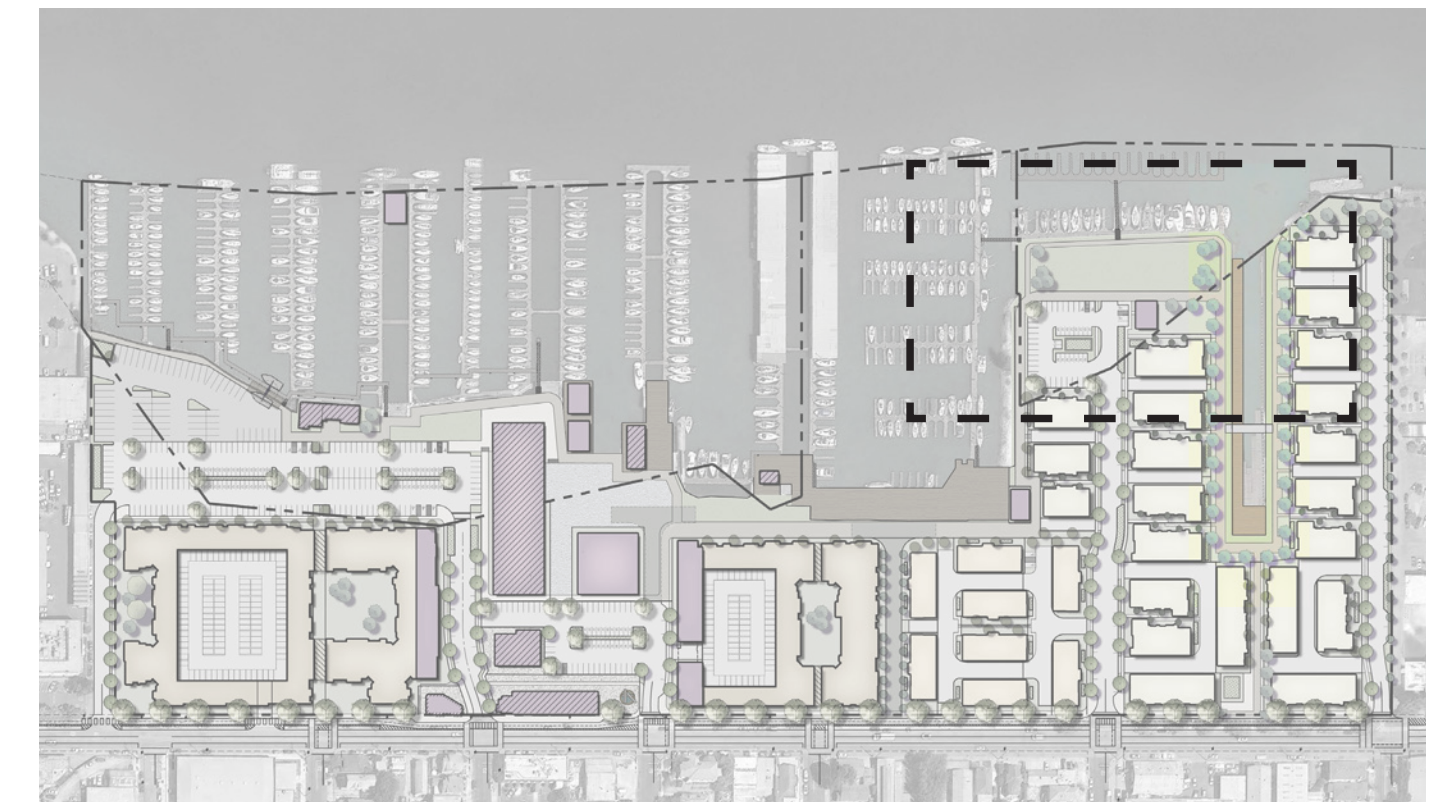


Key Map

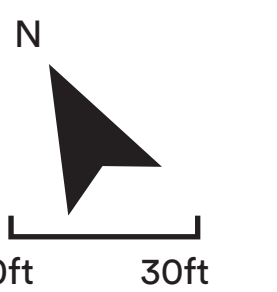


Wharf Promenade: Enlarged Plan



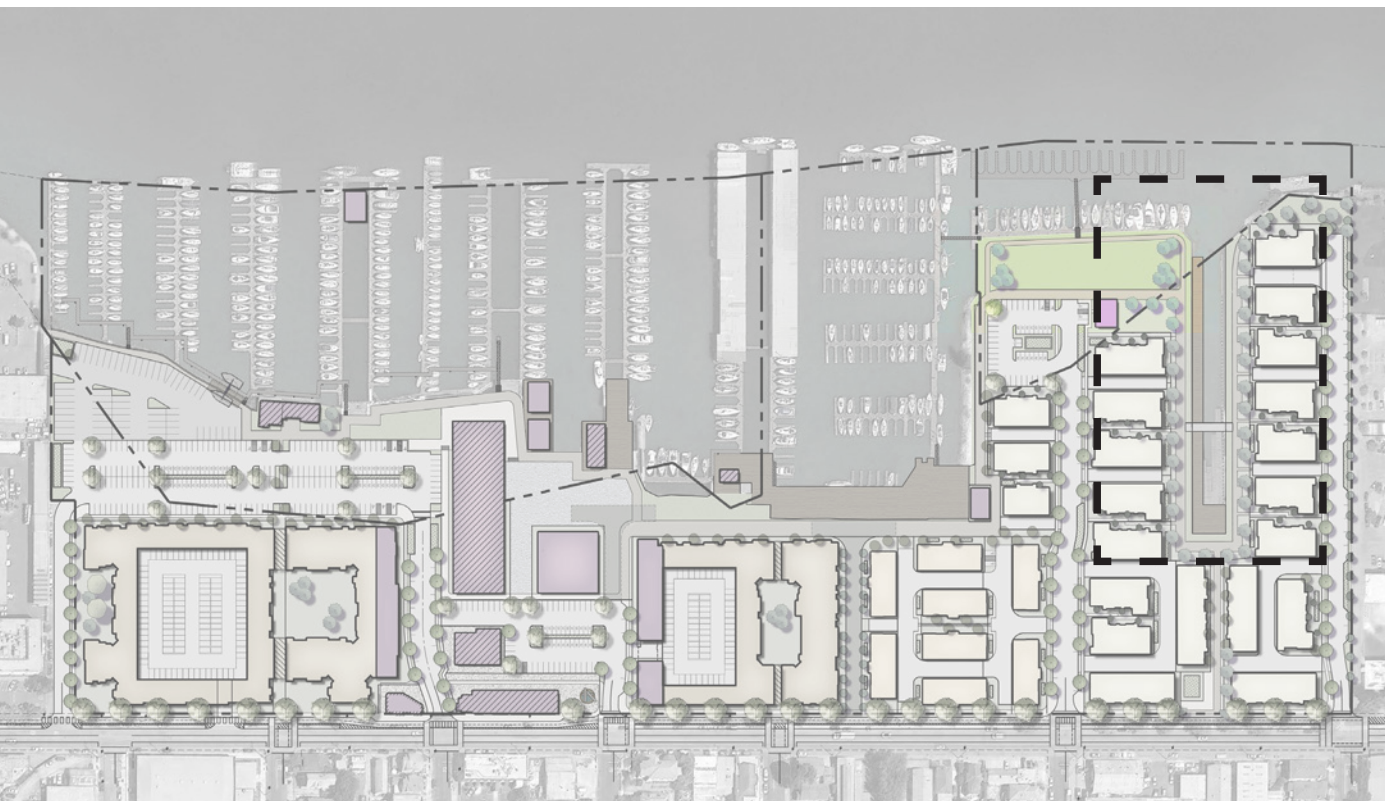


Key Map

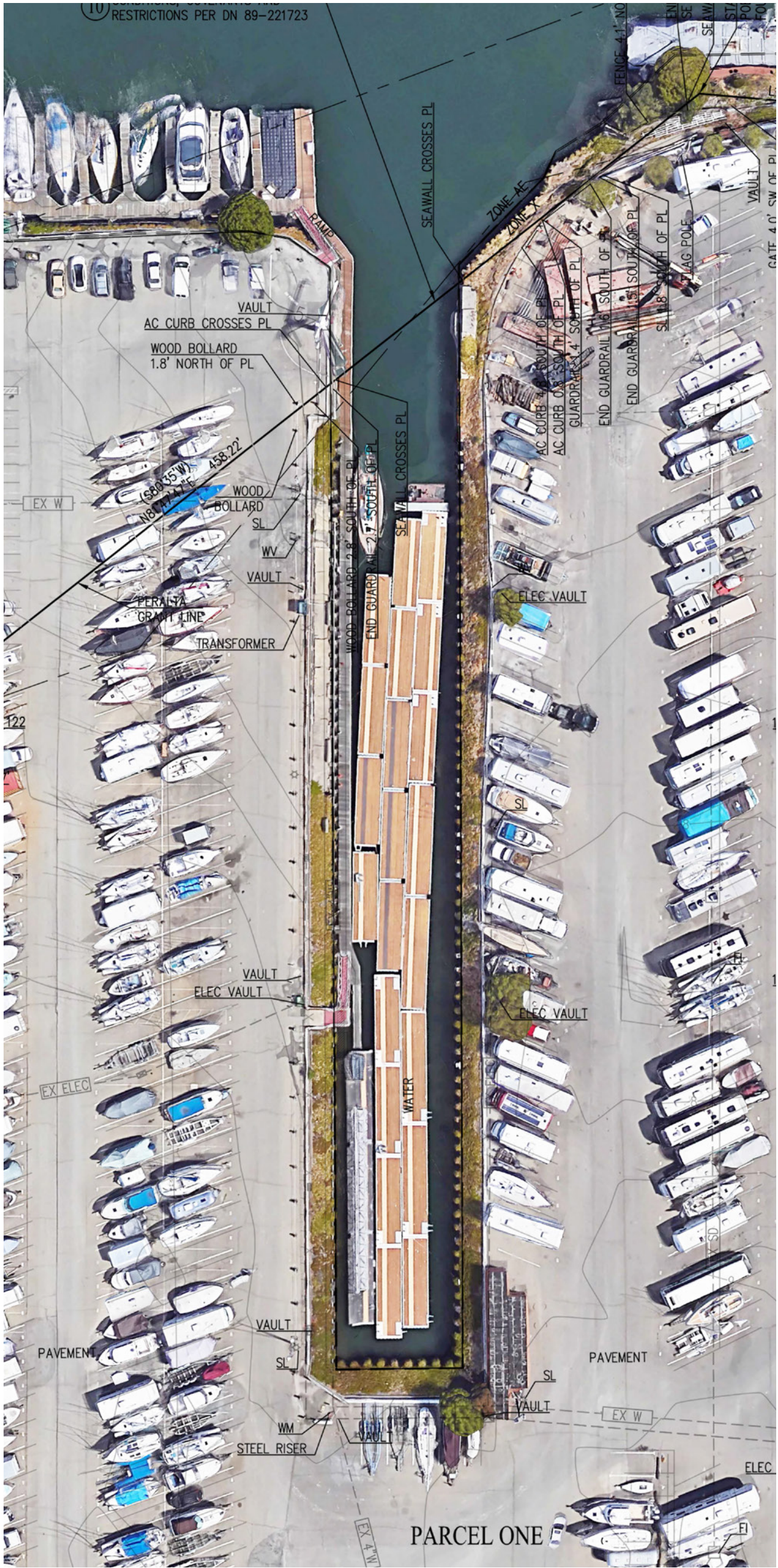


Harbor View Park: Enlarged Plan

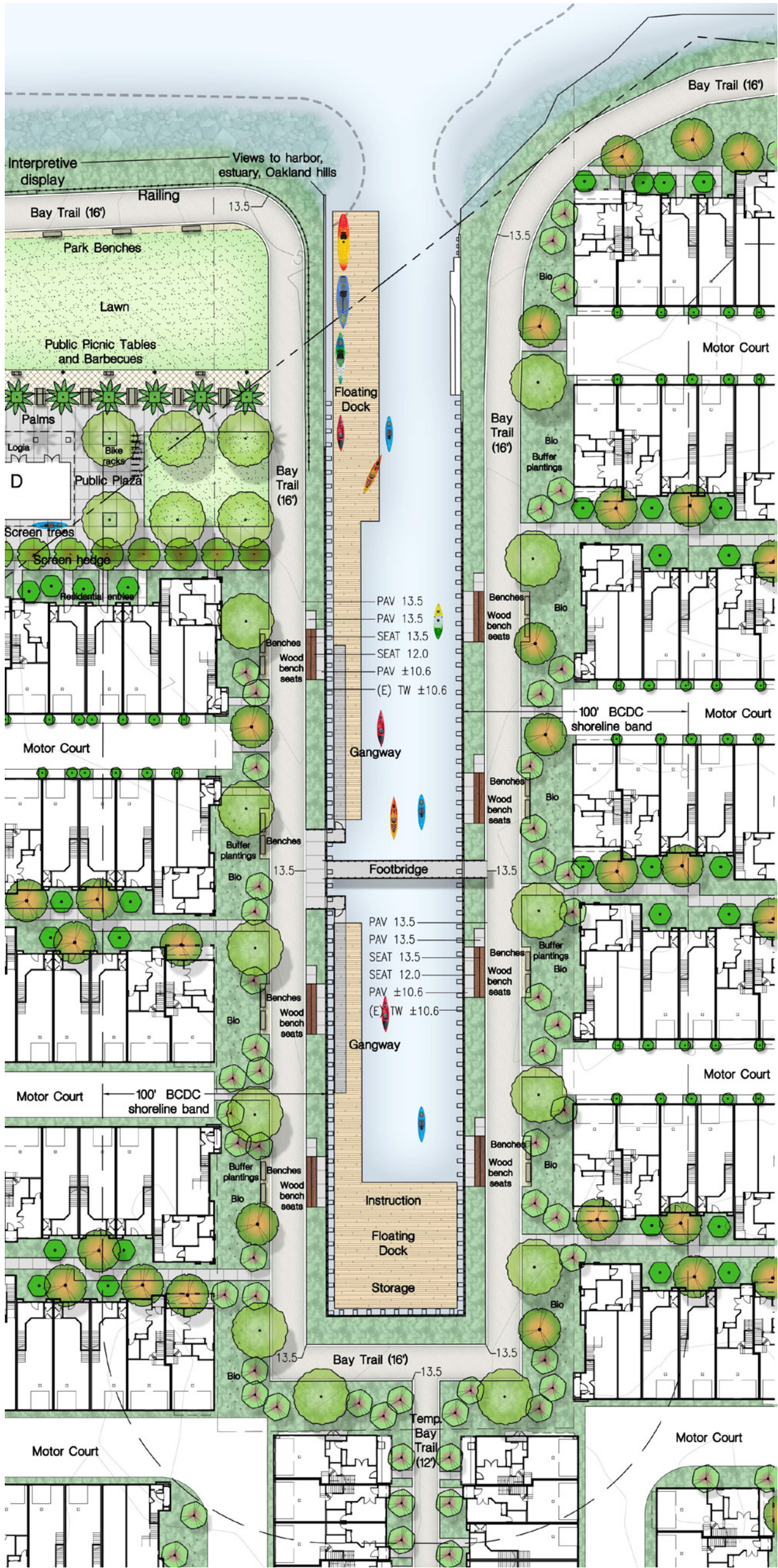




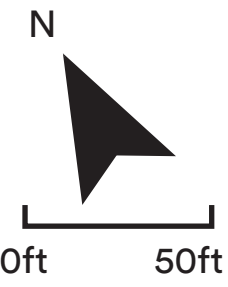
Key Map



Existing

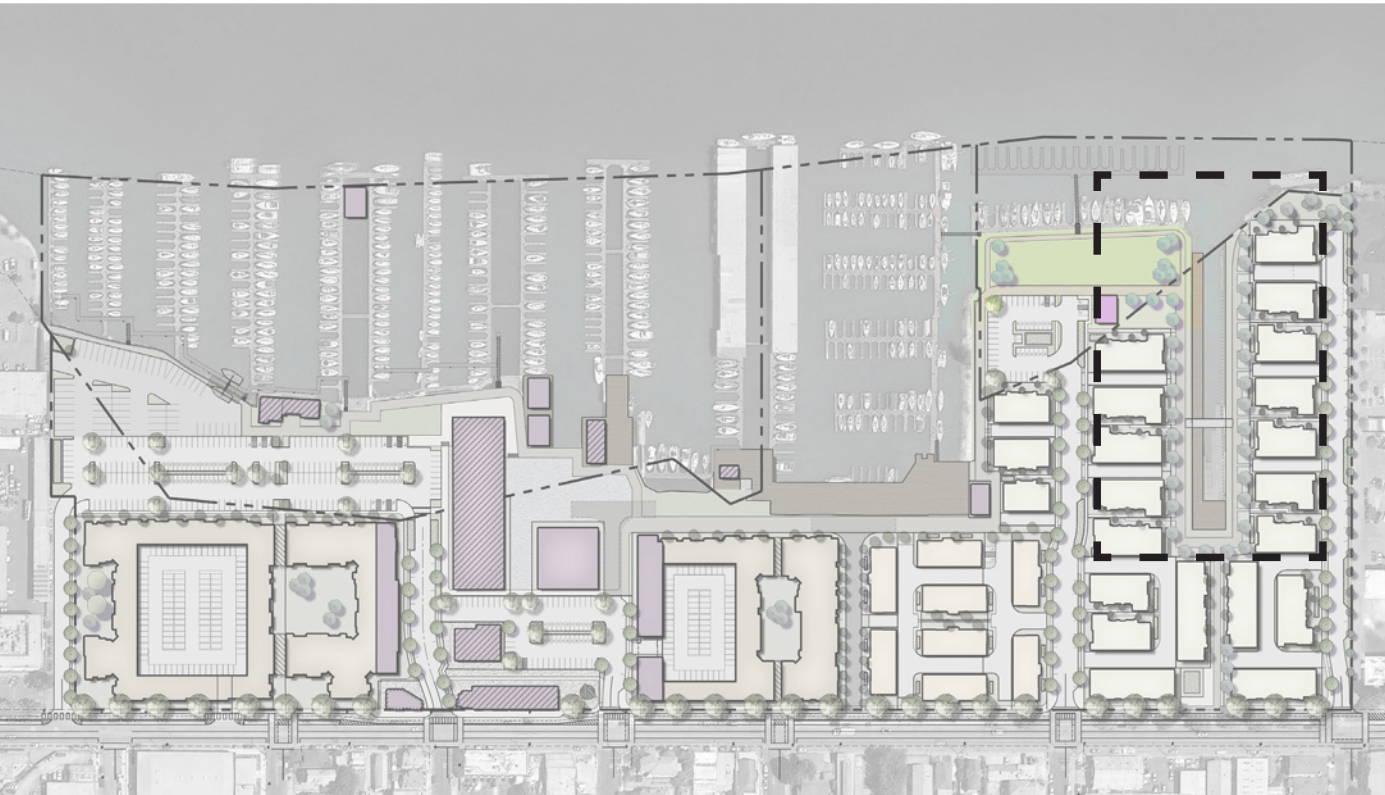
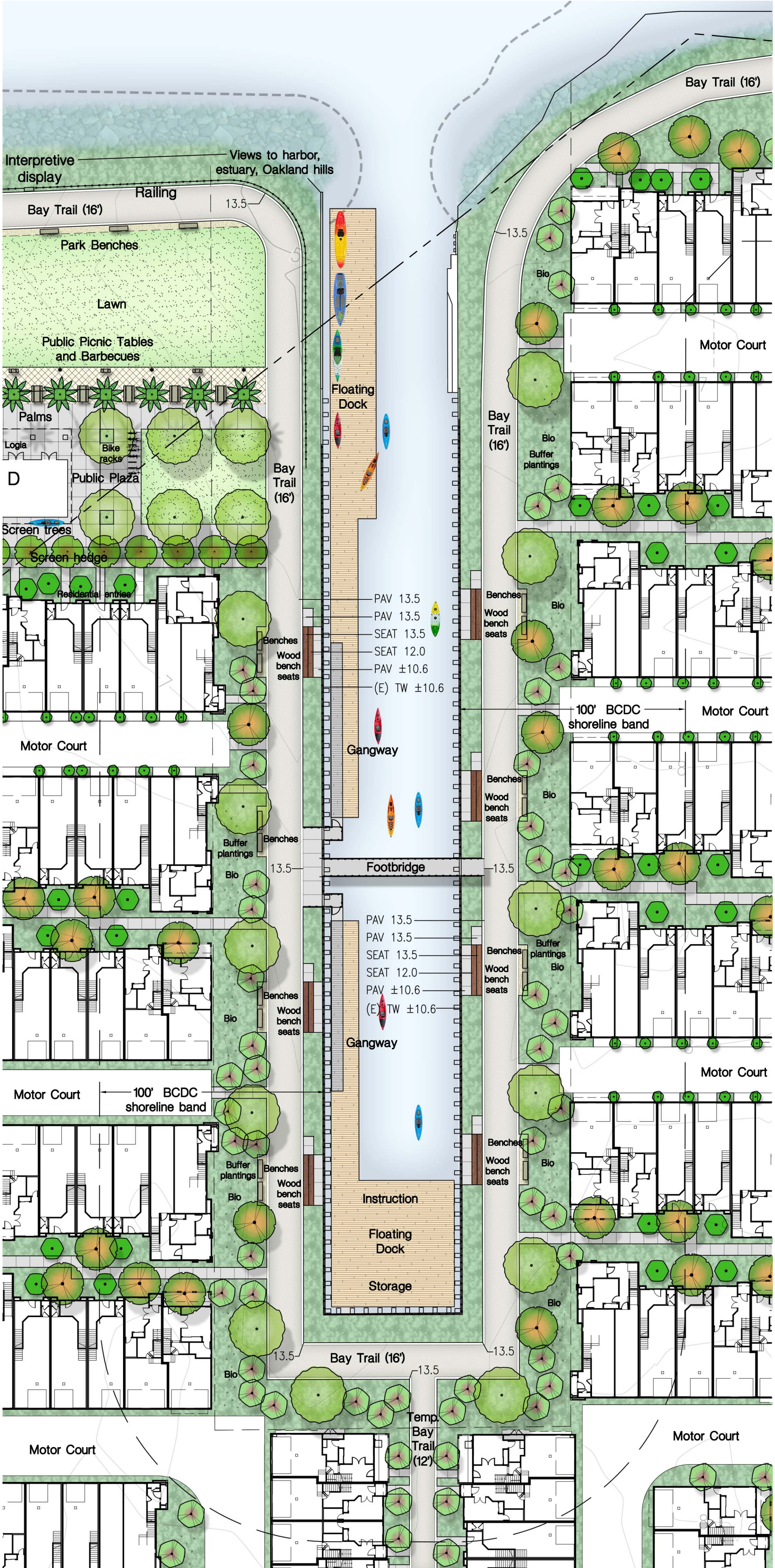


Proposed



Waterlife Park: Before and After Plans

Waterlife Park: Enlarged Plan



Key Map

			Water Use (wucols*)	1	2	3	4	5	6	7
				Marina Bay Trail Connector	Maritime and Commercial Core	Wharf Promenade	Harbor View Park	Waterlife Park	Clement Corridor	Residential Blocks
Botanical Name	Common Name									
Trees										
1	Acer rubrum 'October Glory'	October Glory Maple	M			x	x	x		
2	Arbutus 'Marina'	Marina Strawberry Tree	L	x	x		x	x		x
3	Cordyline Australis	Dracaena Palm	L				x	x		x
4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	L			x	x	x		x
5	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	L			x	x	x		x
6	Lophostemon confertus	Brisbane Box	M	x	x		x			x
7	Magnolia grandiflora 'St. Mary'	St. Mary Southern Magnolia	M	x	x		x			x
8	Metrosideros excelsa	New Zealand Christmas Tree	L	x	x					x
9	Melaleuca quinquenervia	Paperbark	L							x
10	Platanus acerifolia 'Columbia'	Columbia London Plane Tree	M						x	
11	Platanus x hispanica 'Yarwood'	Yarwood London Plane Tree	M						x	
12	Phoenix dactylifera 'Medjool'	Medjool Date Palm	L			x	x			
13	Pistacia chinensis 'Keith Davey'	Chinese Pistache	L	x	x		x			
14	Tristania laurina 'Elegant'	Elegant Water Gum	M	x	x		x			x
15	Washingtonia robusta	Mexican Fan Palm	L	x			x			
Shrubs										
16	Coleonema p. 'Sunset Gold'	Breath of Heaven	M			x	x	x		x
17	Cordyline 'Festival Grass'	Cordyline	L			x		x		x
18	Dodonaea viscosa 'Purpurea'	Purple Hopseed	L			x	x			x
19	Escallonia rubra	Escallonia	M	x	x		x	x		x
20	Eriogonum fasciculatum	California Buckwheat	L		x		x	x		x
21	Lavatera assurgentiflora	Tree Mallow	M					x		x
22	Phlomis fruticosa	Jerusalem Sage	L			x				x
23	Phormium	Flax	L	x	x	x		x	x	x
24	Pittosporum tobira 'Variegata'	Mock Orange	L		x		x	x		x
25	Rhamnus californica 'Leatherleaf'	Coffeeberry	L			x				x
26	Westringia fruticosa	Coast Rosemary	L	x	x	x	x	x		x
Groundcovers										
27	Arctostaphylos 'Emerald carpet'	Manzanita	L	x	x	x	x	x		x
	Arctostaphylos 'Point Reyes'	Sandberry	L	x	x	x	x	x		x
28	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	L	x	x					
29	Ceanothus 'Yankee Point'	Yankee Point California Lilac	L	x	x	x	x			x
30	Fragaria chiloensis	Beach Strawberry	M	x	x		x			
	Gazania Mitsuwa 'Trailing Yellow'	Trailing Yellow Gazania	M	x	x		x	x	x	
	Grevillea lanigera 'Coastal Gem'	Wooly Grevillea	L	x	x		x	x		
Grasses/Perennials										
31	Anigozanthos	Kangaroo Paw	L			x	x	x	x	x
32	Calamagrostis foliosa	Mendocino Reed Grass	M					x		x
33	Festuca californica	Red Fescue	L	x	x	x	x	x	x	x
	Festuca idahoensis	Idaho Fescue	VL	x	x	x	x	x	x	x
34	Helictotrichon sempervirens	Blue Oat Grass	L			x	x	x		x
35	Iris douglasiana	Douglas Iris	L			x	x			x
36	Limonium perezii	Sea Lavender	L				x	x		
	Lomandra longifolia	Spiny-head Mat-rush	L			x		x		x
37	Muhlenbergia rigens	Deer Grass	L			x	x			x
38	Pennisetum a. 'Foxtrot'	Giant Fountain Grass	L		x	x	x	x	x	x
39	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	L		x	x	x	x	x	x
Bio-Treatment										
40	Carex tumulicola	Berkeley Sedge	L	x	x		x	x		x
41	Chondropetalum tectorum	Cape Rush	L	x	x		x	x		x
42	Juncus patens	California Gray Rush	L	x	x		x	x		x

Trees



Shrubs



Groundcovers



Grasses/Perennials



Bio-Treatment



Pavements and Surfaces



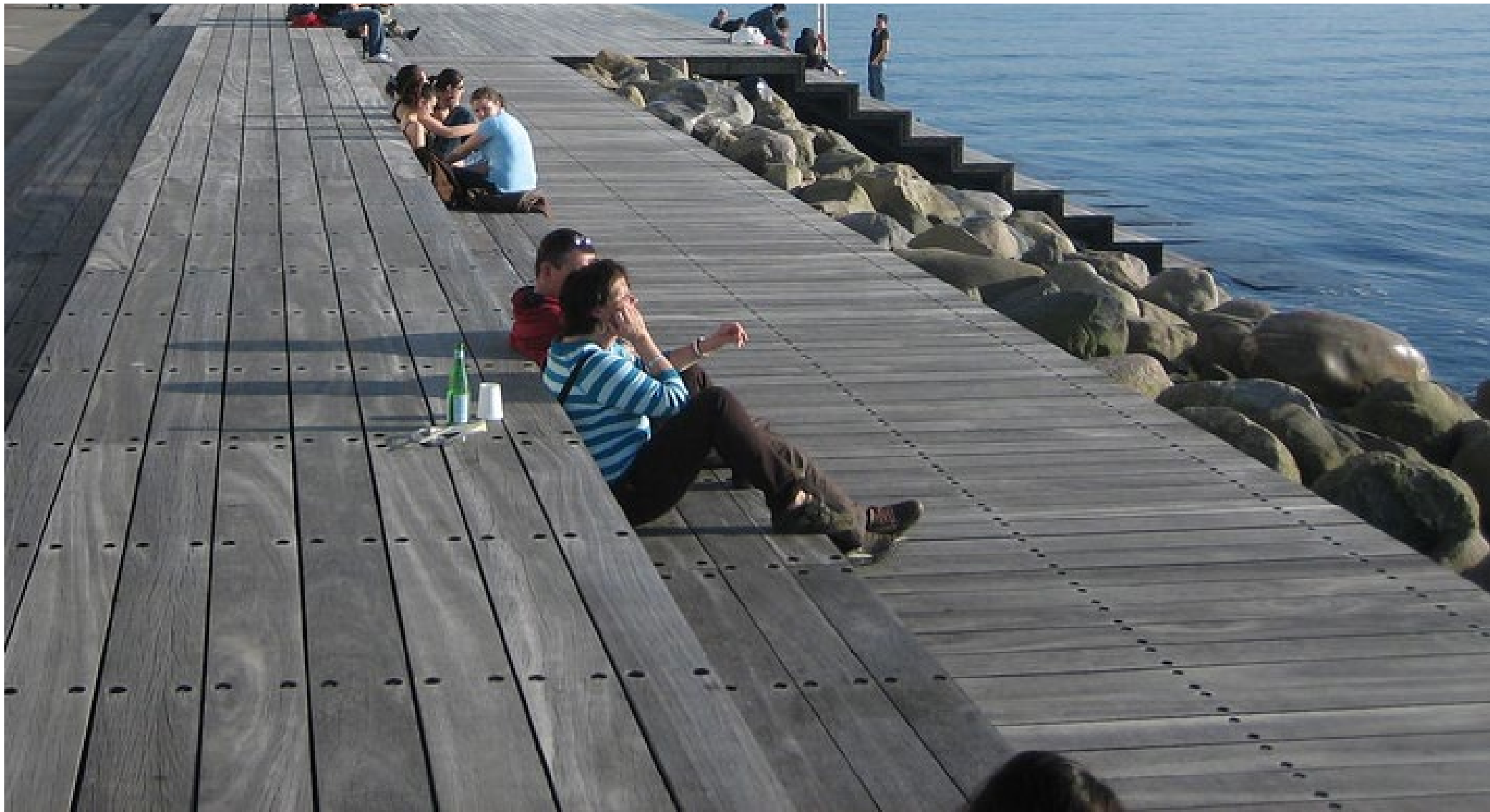
Decorative Concrete Paving



Concrete Unit Pavers



Park Lawn



Wood Seating and Boardwalk



Asphalt Path

Furnishings



Picnic Table: Alameda Rec & Park Standard



Picnic Table: Alternative



Bench: Alameda Rec & Park Standard



Bench: Alternative



Bike Rack



Trash and Recycling Receptacles: Alameda Rec & Park Standard



Trash and Recycling Receptacles: Alternative



BBQ: Alameda Rec & Park Standard



BBQ: Alternative



Kayak Storage

Signage



Fences, Railings and Gangways



Gangways



Railings

Maritime Element and Artifacts



Boat Hoist



Historic Ship Cleat



Historic Ship Propeller

Lighting

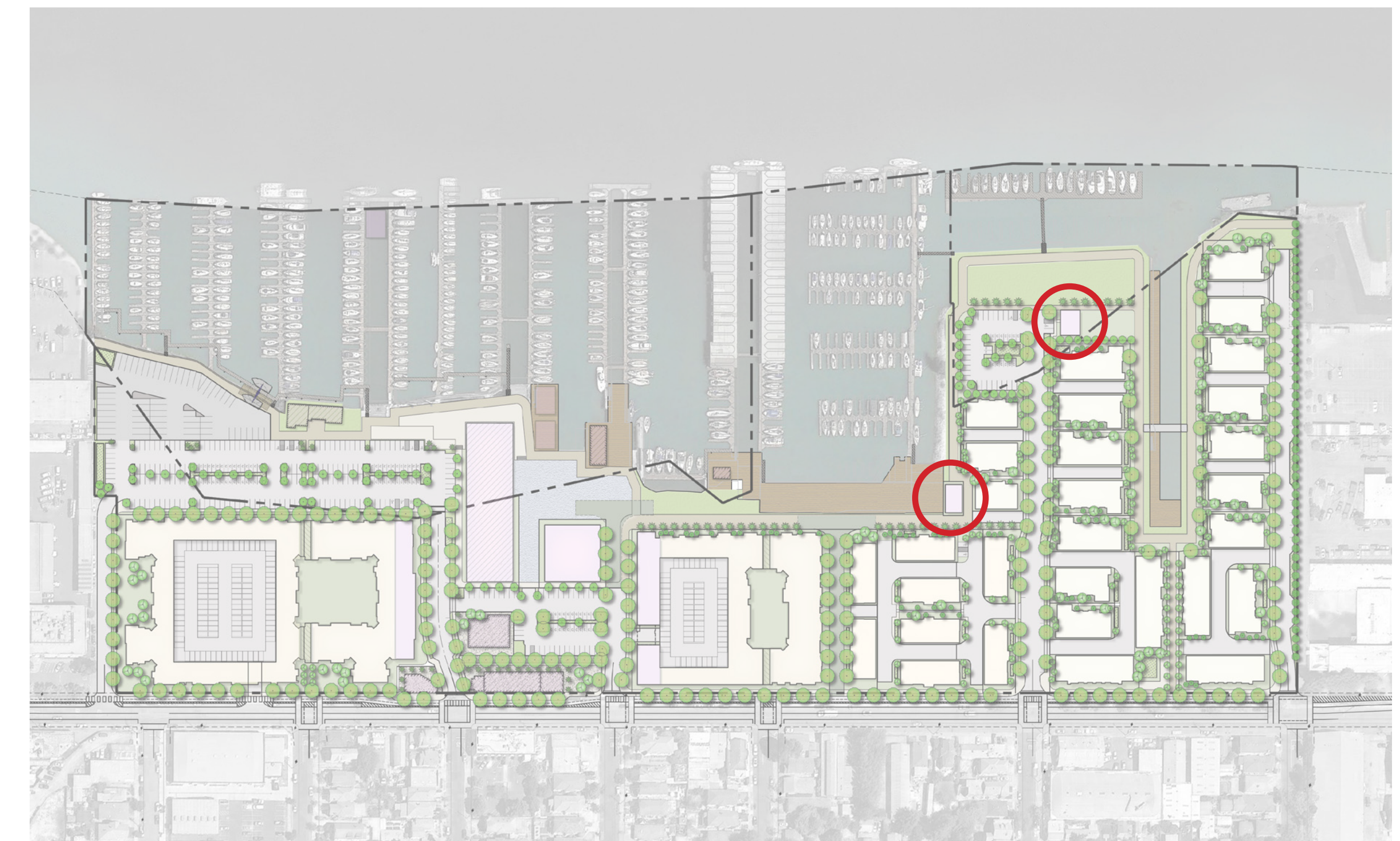


Bollard Light

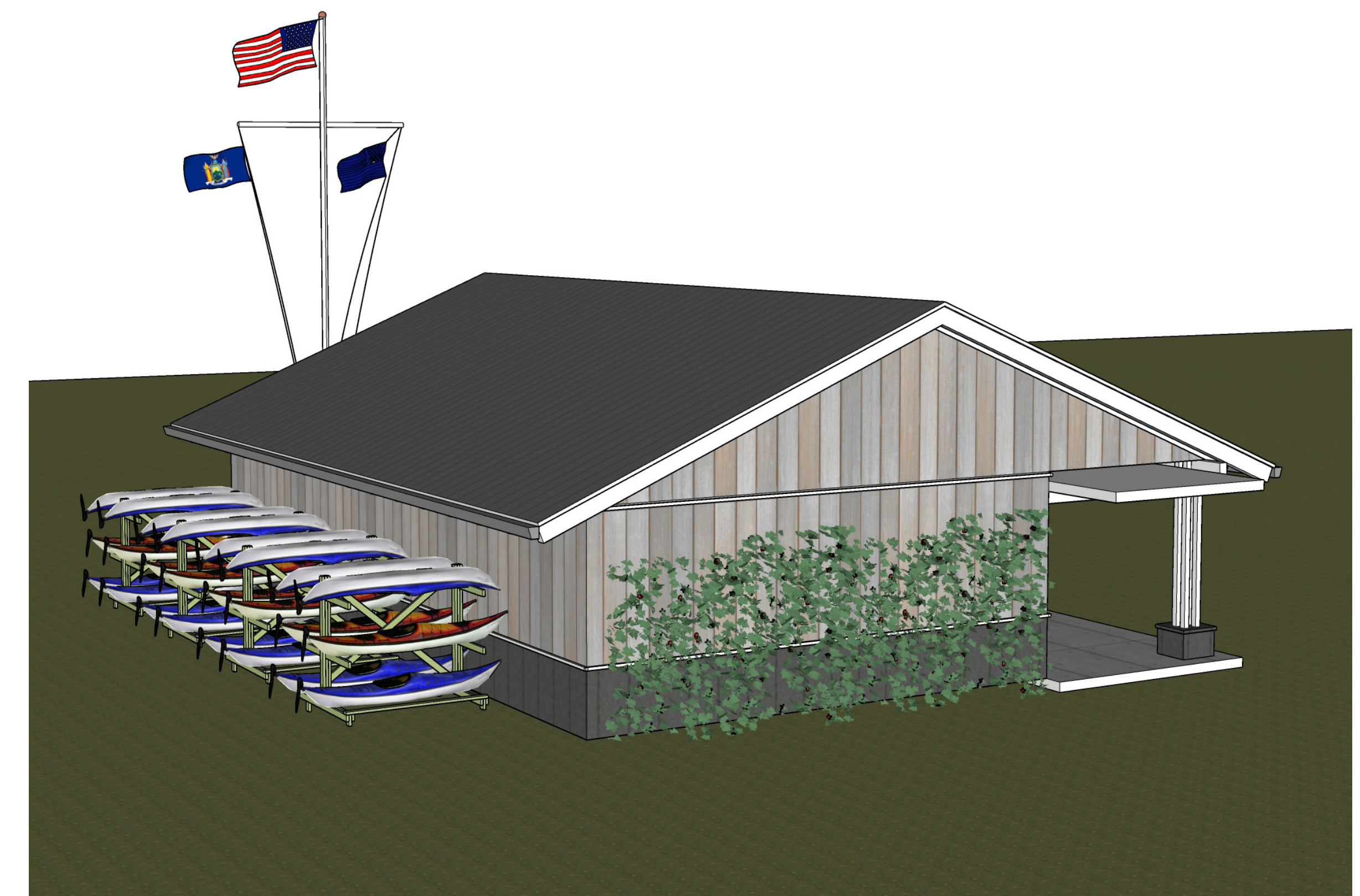


Pedestrian Light:
Alameda Park Standard

Pedestrian Light:
Alternative



Key Map



Maritime Amenities Building to include: Public Restrooms, Bicycle Parking, Private Lockers, Kayak and Paddle Board Storage

Maritime Amenities Building Concept

BOAT HOIST OPERATION DESCRIPTION

As part of the Alameda Marina development, the City of Alameda requires that there be storage for trailered sail boats and a hoist to move them from land to water and back again. We believe this is an important amenity for people of the Bay Area, and that it is a positive good and higher use of the property to allow for this important waterfront activity.

Since the Bay Trail is located at the water’s edge, it is necessary for the boats to cross the Bay Trail, temporarily interrupting traffic on the trail. The following description explains the process and how the utility and safety of the Bay Trail is maintained while allowing this activity. We believe the activity is also intrinsically interesting, and will enhance the Bay Trail experience at this location.

The boater will move the boat up to the gated entrance to the Bay Trail. Using a security credential (card-key or fob) the boater will trigger two swing gates at the staging area to open out, blocking the Bay Trail.

At the gates, a flashing light and pleasant alarm will sound for a programmable number of seconds before the gates begin moving and during the gate operation, giving warning to anyone nearby.

Any obstruction will prevent the gates from opening and cause them to return to the closed position. There will be a 5 second delay before they can be activated again.

The jib crane will only be enabled electronically once the gates are fully open and in locked position.

The boater will then:

- position the boat in the staging position, rotate the crane, and attach the lifting hook
- lift the boat, rotate it over the water, and lower it into the water
- remove the lifting hook, and secure the boat, trailer, and gear
- finally, the boater will activate the “home” function for the crane, which will automatically return the crane beam arm to the locked position and re-open the gates.
- The “home” function will not work if there is any weight on the crane beam arm.

If the boater sails off and does not close the gates, after 15 minutes of inactivity with no weight on the beam arm, an alarm will sound, the crane will very slowly return to Home Position, and the gates will be reopened. This is extremely unlikely as the boater will put his trailer away before sailing off.

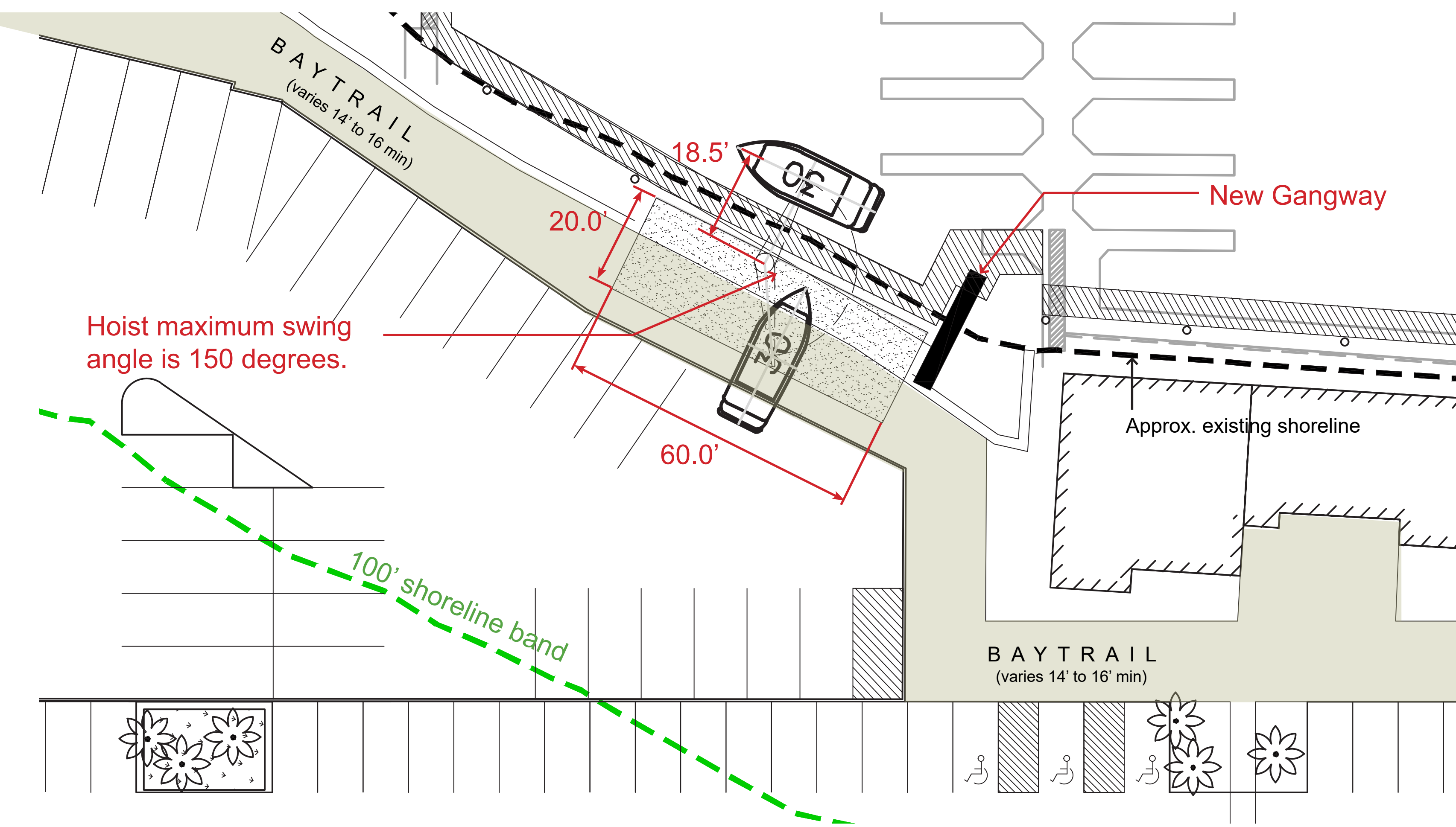
After 20 minutes of no activity and weight on the beam arm an alarm will activate in the Harbormaster’s office and the Security office.

The Marina will send personnel to the dry storage to determine the problem and re-open the Bay Trail.

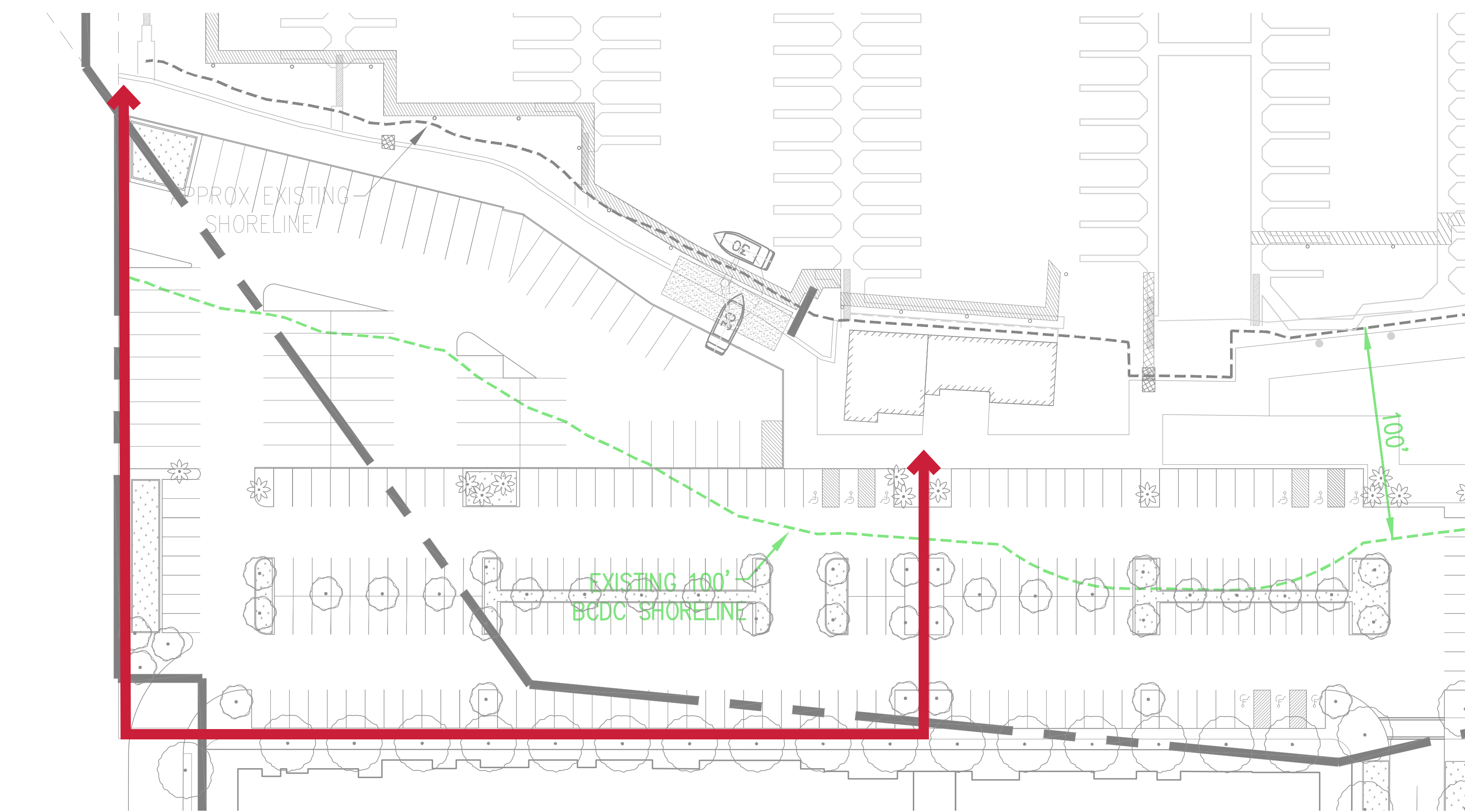
There will be signage on the gates with a diagrammatic map and language independent symbols indicating the alternate path. The alternate path will also be marked with signs or on the pavement.



Fence and swing gate examples for dry boat storage area



Boat Hoist Platform Study (N.T.S)



Alternate Routes Diagram (N.T.S)

